



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
August 12, 2026

JUNE 10, 2026

I. VIOLATION SUBCOMMITTEE

4:00 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://boston.gov/landmarks).

4:00 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.26.1073

ADDRESS: 173 COMMONWEALTH AVENUE

Violation: Unapproved removal of tree at front garden.

PROJECT REPRESENTATIVES: There were no project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, a review of the unapproved removal of the tree in the front garden, and a review of the proposed landscape plan, including the installation of the new magnolia replacement tree.



PUBLIC COMMENT: Laurie Thomas, a representative from the Neighborhood Association of the Back Bay and Back Bay Garden Club, shared remarks on the removal of the previous tree and the installation of the new magnolia replacement tree.

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).

VIO.26.1074

ADDRESS: 251 COMMONWEALTH AVENUE

Violation: Unapproved alteration to rooftop balustrade.

PROJECT REPRESENTATIVES: There were no project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of the previous approval, and details about unapproved rooftop work, specifically the installation of unapproved planter boxes. A second violation will be issued for the property in hopes that the applicant will present at another violation hearing.

PUBLIC COMMENT: There were no public comments.

VIO.26.1075

ADDRESS: 520 BEACON STREET

Violation: Unapproved replacement of three rear windows.

PROJECT REPRESENTATIVE: Harrison Levitsky was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, details about the unapproved installation of vinyl windows at the rear, the plans for replacing the unapproved windows with wood windows matching the original configuration, an overview of the permitting process, and the absence of a design review application for this proposed work.



PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, emphasized the importance of condo associations signing the design review application, as this property was under their jurisdiction.

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

- *That the owner replace the window with a wood true divided light, window with two side lights, to match the existing design on the rear facade, and all further details to staff.*

VIO.26.1015

ADDRESS: 416 MARLBOROUGH STREET

Violation: Unapproved lattice wood enclosure and mechanical equipment at Marlborough Street. **(CONTINUED FROM 4-8-2026 HEARING)**

PROJECT REPRESENTATIVES: Fabio Martini was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included overview of the existing conditions, violation details for installing mechanical equipment and enclosure without Commission approval, a summary of previous violation discussions and site visits, the Commission's recommendations to relocate and lower the equipment, snow stand, reduce the slab size, and paint the equipment to match the existing brownstone color. The applicant requested an extension as they are actively working to explore solutions including relocating the equipment indoors.

PUBLIC COMMENT: Laurie Thomas, a representative from the Neighborhood Association of the Back Bay and Back Bay Garden Club, offered comments about proposed screening.

Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of continuing the violation.

COMMISSIONER WEINTRAUB MOTIONED TO CONTINUE THE APPLICATION. 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 – 4:36 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; Zsuzsanna Gaspar; Thomas High; Tanvi Nayar; David Sampson; Lisa Tharp; and Robert Weintraub.*

COMMISSIONERS ABSENT: *None.*

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 4/8/2026 & 5/13/2026.

**COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE 4/8/26 MINUTES.
COMMISSIONER THARP SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: KC, ID,
ZG, TH, TN, DS, LT, RW)(N: NONE)(ABS: NONE).**

**COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE 5/13/26 MINUTES.
COMMISSIONER THARP SECONDED THE MOTION. THE VOTE WAS 5-0-3 (Y: ID, TH,
DS, LT, RW)(N: NONE)(ABS: KC, ZG, TN).**

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



IV. ADMINISTRATIVE REVIEW

APP # 26.0959 BB 260 BEACON STREET: At rear addition replace roof and deck surface.

APP # 26.0996 BB 265 BEACON STREET: At front facade install lock box (previously approved in 2025) and repaint entry steps and curb.

APP # 26.1006 BB 270 BEACON STREET: Replace fourteen windows and four doors in-kind.

APP # 26.0978 BB 111 COMMONWEALTH AVENUE: At front garden remove dead Magnolia tree and plant replacement Magnolia tree.

APP # 26.0995 BB 226 COMMONWEALTH AVENUE: Repair all existing fire escapes.

APP # 26.1025 BB 303 DARTMOUTH STREET: Repair masonry, repair and repaint trim, repair slate roof, and replace rubber membrane roof.

APP # 26.1017 BB 8 GLOUCESTER STREET: Repair all existing fire escapes.

APP # 26.1023 BB 225 MARLBOROUGH STREET: At front facade replace deteriorated section of curb in-kind.

APP # 26.1003 BB 402 MARLBOROUGH STREET: At rear elevation replace three second-story one-over-one wood windows in-kind.

APP # 26.0816 BB 119 NEWBURY STREET: At front facade repaint storefront and entry.

APP # 26.0979 BB 125 NEWBURY STREET: At front facade replace existing wall sign.

APP # 26.0983 BB 160 NEWBURY STREET: At front facade replace existing wall sign.

APP # 26.0981 BB 162 NEWBURY STREET: At front facade restore storefront window.

APP # 26.1001 BB 171 NEWBURY STREET: At roof install exhaust vent.

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

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

V. DESIGN REVIEW



APP # 26.0900 BB

ADDRESS: 308 COMMONWEALTH AVENUE

Applicant: Michael Jammen

Proposed Work: At rear yard remove Ailanthus tree.

PROJECT REPRESENTATIVE: Michael Jammen was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, plans to remove an existing Ailanthus tree, whether the Back Bay Garden Club was consulted, a summary of the applicant's arborist report, district guidelines on appropriate trees, plantings, and removal, areas in the rear where bricks were disturbed by roots, and plans for the replacement rear fence. Commissioners raised concerns about removing the tree, noting that there lacked evidence of structural damage and that the arborist's assessment stated the tree is in fair condition.

PUBLIC COMMENT: Lisa Rumenthal, submitted a written comment in support of retaining the tree.

Laurie Thomas, a representative from the Neighborhood Association of the Back Bay and Back Bay Garden Club, spoke in opposition to the proposed removal of the existing tree. She also announced that she submitted a rebuttal to the arborist report.

Margaret Pokorny, spoke in opposition to the proposed removal of the existing tree.

Serge Savard, a representative from the Neighborhood Association of the Back Bay, recommended the applicant provide more details on the tree replacement, irrigation, and proposed tree location.

Matthew Lena, offered comments regarding the report submitted by the applicant's arborist.

COMMISSIONER HIGH MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER THARP SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: KC, ID, ZG, TH, TN, DS, LT, RW)(N: NONE)(ABS: NONE).

- *That the applicant works with the Back Bay Garden Club of the Back Bay to explore measures to prevent potential damage from the tree and if there is documented structural damage that warrants the tree's removal.*



- *That a new application be submitted that indicates the species of tree which will replace it, and where in the rear yard the new tree will be located.*

6:00 PM: COMMISSIONER SAMPSON LEFT THE MEETING.

APP # 26.0879 BB

ADDRESS: 226 BEACON STREET

Applicant: Eric Daum

Proposed Work: Replace and/or repair sixteen windows with historically appropriate wood windows; at front facade reconstruct entry portico with new stoop and steps along with restoration of the rusticated base at the lower level façade, reconstruct the historic street fence and installing new planting; at rear elevation enlarge second story window opening; and at rear terrace replace roof membrane and paving, install outdoor kitchen and lighting, and repair masonry.

PROJECT REPRESENTATIVES: Eric Daum, William Young, Elliott Brundage, and Janet Wu were the project representatives.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of the building history and facade alterations, details about the original deed restrictions, the proposed landscape plans, including the installation of a new Japanese maple tree, details and plans for the reconstruction for the entry portico, proposed plans to replicate the original door and hardware, the proposed window details and plans to enlarge the window opening at the rear. Commissioners raised concerns about the proposed window enlargement and removing original masonry.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, recommended continuing the application so the applicant can present alternative rear window designs.

Sue Prindle, questioned the brickwork on top of the rear deck and requested the applicant revise the rear window design.

Laurie Thomas, a representative from the Neighborhood Association of the Back Bay and Back Bay Garden Club, offered recommendations for the proposed work.



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

- *That the proposed enlargement of the second-story rear window is denied without prejudice to permit the applicant to present alternative designs.*

APP # 26.0999 BB

ADDRESS: 169 COMMONWEALTH AVENUE

Applicant: Zachary Millay

Proposed Work: At roof replace existing rubber membrane roofing, remove existing headhouse and erect a penthouse, and install a roof deck.

PROJECT REPRESENTATIVE: Zachary Millay was the project representative.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, visibility of the proposed work from Commonwealth Mall, plans to remove the headhouse and skylight and relocating the interior stair, details about the current building height, details and plans for the new headhouse and roof deck, details about the proposed plantings; the height, design, and material for the proposed deck railing, district guidelines and code requirements for railings; and the possibility of pulling back the deck to reduce railing visibility.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, commented on the visibility of the proposed work.

COMMISSIONER WEINTRAUB MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER THARP SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: KC, ID, ZG, TH, TN, LT, RW)(N: NONE)(ABS: NONE).

- *That the application is denied without prejudice to provide the applicant with an opportunity to return to the Commission with revised plans.*

APP # 26.0960 BB

ADDRESS: 285 COMMONWEALTH AVENUE

Applicant: Guy Grassi

Proposed Work: At roof install skylight.

PROJECT REPRESENTATIVE: Guy Grassi was the project representative.



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

DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, the visibility of the proposed work, the location, setback, dimensions, and materials of the proposed skylight, and details about the current ceiling height.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, commented on the visibility of the proposed work and recommended pulling back the skylight to reduce its visibility.

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

- *That the skylight be moved back 5 inches from how it was presented*

6:40 PM: COMMISSIONER GASPAR LEFT THE MEETING

APP # 26.0927 BB

ADDRESS: 291 BEACON STREET

Applicant: Sylvain Marchal

Proposed Work: At roof replace two chimney pots at existing chimney

PROJECT REPRESENTATIVE: Sylvain Marchal was the project representative.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, details about the revised plan to retain the chimney pots and install caps on both, the original proposal to remove the pots, and the proposed paint color for the chimney cap.

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

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

- *That the chimney caps be painted black.*



APP # 26.0955 BB

ADDRESS: 234 MARLBOROUGH

Applicant: Johnny Hatem

Proposed Work: At roof install deck.

PROJECT REPRESENTATIVE: Johnny Hatem was the project representative.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the visibility of the proposed work, the revisions made that relocated the roof deck between the existing chimneys, the dimensions and materials of the proposed deck railing, and the proposed metal door for the HVAC unit.

PUBLIC COMMENT: Serge Savard, 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 THARP SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: KC, ID, TH, TN, LT, RW)(N: NONE)(ABS: NONE).

APP # 26.0984 BB

ADDRESS: 125 BEACON STREET

Applicant: Gloria Coleman

Proposed Work: At rear elevation repair existing deck structure and replace railings.

PROJECT REPRESENTATIVES: Gloria Coleman and Phillip Coleman were the project representatives.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, details about the inspections that found deteriorated, rotten wood supporting the existing deck along the brick wall, details about how the existing deck is anchored, the plans to replace the deck and railing in kind, and proposed material and color for the replacement deck.

PUBLIC COMMENT: Dan Gusenoff, requested that the applicant confirm that the existing support column will not be reduced and that the deck footprint will not be relocated or expanded within the parking space.



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

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

- *That the railing is to be of ornamental iron, the design of which is to be approved by staff.*
- *That the wooden portions of the, are to be painted gray.*
- *That the location and position of the air conditioning unit, and the screening of the unit be approved and required screening be approved by staff.*
- *That the repair, rather than removal of this inappropriate rear addition, is approved in this case because the addition was constructed prior to the Commission's jurisdiction over the rear exteriors.*

APP # 26.0997 BB

ADDRESS: 199 MARLBOROUGH STREET

Applicant: Yasmin Maura-Orihuela

Proposed Work: At roof rebuild three existing roof decks (enlarging footprint of rear facing deck), install safety railing at existing HVAC equipment, and replace roofing, flashing and gutters in-kind.

PROJECT REPRESENTATIVES: Yasmin Maura-Orihuela and David Horton were the project representatives.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, visibility of the proposed work, details and plans for re-roofing the EPDM roof, the dimensions, setbacks, and materials for the three proposed roof decks and railings. Commissioners recommended reviewing the locations of HVAC units and the railing to reduce railing visibility.

PUBLIC COMMENT: Rob Halligan and Rebecca Galeota submitted written comments opposing the project due to concerns about HVAC equipment and visibility.

Serge Savard, a representative from the Neighborhood Association of the Back Bay, commented on the visibility of the proposed work and requested that an updated plan be submitted to Staff.



John Olivero, property owner, offered comments regarding the existing location of the HVAC equipment.

Rebecca Galeota offered comments regarding the height of the proposed HVAC equipment.

COMMISSIONER HIGH MOTIONED TO DENY THE APPLICATION WITHOUT PREJUDICE. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: KC, ID, TH, TN, LT, RW)(N: NONE)(ABS: NONE).

- *That the applicant should consider modifications to address the visibility of the deck and safety railings and the location of the HVAC equipment.*

APP # 26.1011 BB

ADDRESS: 362 COMMONWEALTH AVENUE

Applicant: Joshua Kelly

Proposed Work: At roof install two roof decks.

PROJECT REPRESENTATIVE: Joshua Kelly was the project representative.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, visibility of the proposed work, a summary of the previously approved project, which included three decks but excluded the bow, plans and details regarding the two proposed roof decks, concerns regarding the visibility of the proposed deck railing.

PUBLIC COMMENT: Sue Prindle, offered comments regarding the need for two decks.

Serge Savard, a representative from the Neighborhood Association of the Back Bay, offered comments regarding previously approved applications and discussed the issues concerning the bow.

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

- *That the portion of the deck proposed to be located within the bow is denied.*
- *That the final location of the remaining deck and associated railings is to be approved by staff.*



APP # 26.1012 BB

ADDRESS: 194 BEACON STREET

Applicant: Erik Eklund

Proposed Work: Repair masonry and replace all windows and doors in-kind; at front facade relandscape garden, restore fence and replace gate, repave walkway, rebuild entry steps, reconfigure sixth-story window units, and add skylights; and at rear elevation extend sixth floor roof deck and lower sills at sixth story windows, lower sills at fourth story windows, alter third story window and create balcony at oriel roof, replace garage door and decking at garage roof, and add courtyard connector opening, glazing and landscaping. ~~and at roof replace roofing, reclad penthouse, replace railings and install elevator overrun and access hatch/skylight.~~ **PROPOSED ROOF WORK WITHDRAWN BY APPLICANT**

PROJECT REPRESENTATIVES: William Young, Seth Priebatsch, and Suzanne Priebatsch and Vince were the project representatives.

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

DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, plans to restore the historic front fence and replacement the stone curb and decorative cap, the plans to repair and replace the entry steps and railings, details and plans for the proposed landscaping, the plans to retain all existing trees, the proposed removal of paint from cast stone door and window surrounds, details about the proposed repair or replacement of existing slate roof, gutters, and masonry, details about the proposed repointing on the front and rear facades, and the plans to replace windows and doors in-kind, and proposed balcony plans. Outstanding zoning issues were also discussed.

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

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

- *That the threshold of the front entrance is to be paved in running bond brick, and include both 192 and 194 Beacon.*
- *That all windows on the front and rear elevations are to be of wood with true divided lights.*
- *That both windows will be lowered to doors on the third floor to provide access to the oriel balcony.*



- *That all work relating to the penthouse and deck has been withdrawn by the applicant and may be submitted as a separate application after resolution of currently outstanding legal and zoning issues relating to those structures.*

VI. STAFF UPDATES

Joseph Cornish, Director of Design Review, offered an update on Commissioner appointments.

VII. ADJOURN – 8:46 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.**