



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
August 12, 2026

JULY 8, 2026

I. VIOLATION SUBCOMMITTEE

4:00 PM

COMMISSIONERS PRESENT: *Iphigenia Demetriades 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.26.1074

ADDRESS: 251 COMMONWEALTH AVENUE

Violation: Unapproved alteration to rooftop balustrade.

PROPERTY REPRESENTATIVE: Marc LaCasse was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing conditions.

DISCUSSION TOPICS: Discussion topics included an overview of unapproved alterations made to the rooftop balustrade. The property representative requested an extension for the violation deadline to allow additional time to consult with staff about ratification of the existing violation.

PUBLIC COMMENT: There were no public comments.



COMMISSIONER WEINTRAUB MOTIONED TO CONTINUE THE APPLICATION. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 2-0-0 (Y: ID, RW)(N: NONE)(ABS: NONE).

- *To continue this violation to the August hearing.*

VIO.26.1079

ADDRESS: 274 MARLBOROUGH STREET

Violation: Unapproved masonry work at front garden end entry.

PROPERTY REPRESENTATIVE: Sean Moriarty was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing conditions.

DISCUSSION TOPICS: Discussion topics included existing conditions and unapproved work, including the removal and reconstruction of the existing garden wall and brick sidewalk repairs, without a building permit or design review application. The Commission discussed the repair of the entry stair stoop. The applicant explained that work continued despite a stop work order, due to safety concerns and described the deterioration of the garden wall. The Commission also discussed the removal of an unapproved fence and the installation of a granite or brownstone curb.

PUBLIC COMMENT: Laurie Thomas, a representative from the Neighborhood Association of the Back Bay and Back Bay Garden Club, spoke in support of replacing the brick curbing with brownstone and recommended the applicant consult an arborist before proceeding with front garden work.

COMMISSIONER WEINTRAUB MOTIONED TO CONTINUE THE VIOLATION. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 2-0-0 (Y: ID, RW)(N: NONE)(ABS: NONE).

- *Continue this violation to the August meeting, to allow the contractor or owner time to present a design addressing the staff recommendations, including the removal of the unapproved wall, installation of brownstone curbing matching neighboring properties, and installation of a black iron fence. The revised design will be reviewed by the Violations Committee at the next meeting.*

ADJOURN – 4:50 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

5:00 PM

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

COMMISSIONERS ABSENT: David Sampson and Robert Weintraub.

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 6/10/26 have been postponed until the August hearing.

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

IV. ADMINISTRATIVE REVIEW

APP # 26.1059 BB 118 BEACON STREET: At roof replace rubber membrane roofing in-kind.

APP # 26.1110 BB 226 BEACON STREET: At rear garage replace rubber membrane roof in-kind.

APP # 26.1060 BB 255 BEACON STREET: Replace thirteen non-historic windows with historically appropriate wood windows.

APP # 26.1087 BB 348 BEACON STREET: Replace ten non-historic windows with historically appropriate wood windows.



APP # 26.1084 BB 478 BEACON STREET: Replace three one-over-one wood windows in-kind.

APP # 26.1096 BB 501 BOYLSTON STREET: At front facade install wall sign and blade sign.

APP # 26.0851 BB 777 BOYLSTON STREET: At front facade install roll away menu board at existing dining patio.

APP # 26.1010 BB 40 COMMONWEALTH AVENUE: At roof replace rubber membrane roofing in-kind and remove skylight at machine room, replace asphalt shingles at rear Mansard roof with natural slate and replace existing roof deck in-kind; at rear elevation replace deteriorated trim in-kind and repaint trim and windows, remove air-conditioning units and piping, repair fire escapes, and repair and repoint masonry.

APP # 26.1068 BB 63 COMMONWEALTH AVENUE: At third-story replace seven non-historic windows with historically appropriate wood windows.

APP # 26.1077 BB 124 COMMONWEALTH AVENUE: Repair rear garden walls.

APP # 26.1045 BB 177 COMMONWEALTH AVENUE: Repoint masonry, repair terra cotta, replace missing terra cotta mullion, repaint trim and caulk windows.

APP # 26.1066 BB 233 COMMONWEALTH AVENUE: At second-story replace four non-historic windows with historically appropriate wood windows.

APP # 26.1095 BB 284 COMMONWEALTH AVENUE: Replace 71 non-historic windows with historically appropriate wood windows, and replace three wood doors in-kind.

APP # 26.1091 BB 29 FAIRFIELD: Replace three one-over-one windows with historically appropriate wood windows.

APP # 26.1083 BB 11 HEREFORD STREET: At rear elevation replace three non-historic windows with historically appropriate wood windows, and replace a non-historic metal door with a single-light wood door.

APP # 26.1078 BB 137 MARLBOROUGH STREET: At seventh-floor replace non-historic windows with historically appropriate wood windows.

APP # 26.1034 BB 140 MARLBOROUGH STREET: Replace rear wooden fence in-kind.

APP # 26.0845 BB 432 MARLBOROUGH STREET: At rear elevation replace three non-historic windows with historically appropriate wood windows.



APP # 26.1085 BB 441 MARLBOROUGH STREET: Replace five non-historic windows with historically appropriate wood windows, and at rear elevation replace a non-historic wood door in-kind.

APP # 26.1015 BB 449 MARLBOROUGH STREET: Replace rubber membrane roofing and existing roof deck in-kind.

APP # 26.1035 BB 15 NEWBURY STREET: Repair slate roof, repair snow guards and reattach downspout.

APP # 26.1013 BB 168 NEWBURY STREET: At front facade install wall sign and repaint storefront.

APP # 26.1114 BB 223 NEWBURY STREET: At front facade replace fabric at three existing awnings.

APP # 26.1052 BB 326 NEWBURY STREET: At roof replace rubber membrane roofing in-kind.

APP # 26.1082 BB 326 NEWBURY STREET: At front facade replace existing wall sign and blade sign.

COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER THARP SECONDED THE MOTION. THE VOTE WAS 4-0-2 (Y: KC, ID, LT, TN)(N: NONE)(ABS: ZG, TH).

Commissioner Connor called the first Design Review application.

V. DESIGN REVIEW

APP # 26.1089 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: Zach Millay 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 Commission feedback from a previous meeting, the



visibility of the proposed work, and plans for the new penthouse and roof deck. The Commission also covered changes to the plans, including the proposed heights, redesign, and differences between the original and revised designs, the plans to IP decking and deck tiles, and raising the deck 5.5 inches above the rubber roofing. Also, the proposal to add an 11-inch iron railing above the 2-foot 7-inch parapet wall to meet code requirements.

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 AS SUBMITTED. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: KC, ID, ZG, TH, TN, LT)(N: NONE)(ABS: NONE).

APP # 26.1005 BB

ADDRESS: 273 BEACON STREET

Applicant: Nick Beasley

Proposed Work: At roof rebuild existing roof decks and install code compliant railings.

PROJECT REPRESENTATIVE: Jennifer Mello 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 height and material of proposed guardrails, whether the proposed deck extended to the parapet wall, whether the parapet wall filled the bay area, the proposed location of the roof railing, the visibility of the proposed work, and details and plans for the proposed roof decks.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, commented on the unapproved construction of the existing deck, which was built without the Commission's approval.

Sue Prindle, commented on the visibility of the proposed work

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

- *That the front railing is installed behind rather than on top of the parapet.*



APP # 26.1098 BB

ADDRESS: 199 MARLBOROUGH STREET:

Applicant: Yasmin Maura-Orihuela

Proposed Work: At roof remove three and rebuild three decks, relocate two HVAC condensers, and replace roofing, flashing and gutters in-kind.

PROJECT REPRESENTATIVE: Yasmin Maura-Orihuela 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, details about the previous submission and the proposed plans, the reduced deck size and removal of the railing, the relocation of HVAC units closer to the headhouse, and details about whether a proposed safety railing would be required near the HVAC equipment.

PUBLIC COMMENT: Written comments were received from Rebecca Galeota, Robert Callaghan, and Jennifer Fairbron who were in opposition to the HVAC equipment.

Rebecca Galeota, opposed the proposed HVAC location, citing its impact on her building. She recommended the Commission approve the project if the six condenser units are relocated.

Serge Savard, a representative from the Neighborhood Association of the Back Bay, spoke in support of the new deck footprint and recommended that, if ISD requires a railing, the HVAC equipment be relocated as a condition of their approval.

Matthew Lena, expressed concern with the proposed HVAC equipment and recommended a location for the proposed equipment.

Sue Prindle, commented on the proposed location of the mechanical equipment.

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

- *The applicant must return to the Commission should the Inspectional Services Department require a safety railing be installed at the area of the HVAC equipment.*



APP # 26.1092 BB

ADDRESS: 126 COMMONWEALTH AVENUE

Applicant: Mark Van Brocklin

Proposed Work: At front facade repair and replace in-kind slate roofing in mansard as needed, install new 1-over-1 window in center of mansard bay to match existing adjacent windows, repair and replace painted wood trim at mansard bay, and replicate missing elements; and at rear elevation repair and replace in-kind slate roofing in mansard as needed, and install new black metal railing, approximately 10" in height, on top of the existing parapet. Top of railing to be 42" above existing deck surface.

COMMISSIONER HIGH RECUSED HIMSELF FROM THIS AGENDA ITEM

PROJECT REPRESENTATIVE: Mark Van Brocklin 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, plans to repair and replace the existing slate on the front and rear facades, details about the new black railing to meet code requirements, the design of the new railing to mimic an abutter's detailed railing, the proposed plans to install a new window in the mansard bay, and district guidelines regarding mansard roofs and alterations.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, recommended setting back the railing and offered comments regarding the proposed work.

COMMISSIONER THARP MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: KC, ID, ZG, TN, LT)(N: NONE)(ABS: NONE).

- *The rear deck 42 inch high railing must be located behind the parapet, and that the front facade Mansard roof will not have a third window added.*

VI. STAFF UPDATES

There were no staff updates.

VII. ADJOURN – 5:58 PM



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

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