



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
June 10, 2026

APRIL 8, 2026

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.*

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 application.

VIO.26.1015

ADDRESS: 416 MARLBOROUGH STREET

Violation: Unapproved lattice wood enclosure and mechanical equipment at Marlborough Street. **(CONTINUED FROM 1-14-2026 HEARING).**

PROJECT REPRESENTATIVES: Doug Anderson, Michael Murray, and Fabio Martini were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included overview of the existing conditions, details regarding the violation for installing mechanical equipment and the enclosure without Commission approval, alternative exterior locations for the mechanical equipment on Marlborough Street, electrical and building code



requirements, the current dimensions of the concrete slab and snow stands, and alternative screening options such as plantings. Commissioners recommended relocating the equipment 90 degrees under the smaller window and lowering it to align with the brownstone banding below the window, lowering the snow stand, and reducing the size of the slab. The possibility of painting the equipment the brownstone color HC-69 Benjamin Moore or an alternative color was also discussed.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, offered comments regarding the application review process.

Laurie Thomas, a representative from the Neighborhood Association of the Back Bay and Back Bay Garden Club, offered recommendations for the proposed project and expressed support for a collaboration with the Back Bay Garden Club.

Jodie Weisman, an abutter, with a direct view of the equipment expressed concerns regarding the visual impact of the equipment and noted that rotating the equipment could impact her window outlook.

Sue Prindle, a representative from the Neighborhood Association of the Back Bay, spoke in support of the painting of the equipment.

Breht Feigh, expressed concern that placing the enclosure in the recommended position could impact the existing landscaping. He recommended retaining the units in their current location and using plantings as screening.

COMMISSIONER WEINTRAUB MOTIONED TO 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 for sixty days to give the applicant the opportunity to come up with a design that would be amenable to the commission.*
- *Turn the equipment 90 degrees and lower it to be under the brownstone band of the small window. If under the band it would not interfere with the windows on the facade.*
- *Paint equipment HC-69 Benjamin Moore or equivalent color to match the existing brownstone.*
- *Work with the garden club to identify appropriate screening materials and present a precedent.*
- *Details remanded to staff.*

ADJOURN – 4:59 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; Thomas High; Tanvi Nayar; David Sampson; Lisa Tharp; and Robert Weintraub.*

COMMISSIONERS ABSENT: *Zsuzsanna Gaspar.*

STAFF PRESENT: *Joseph Cornish, Director of Design Review.*

5:00 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 for the review and ratification of the meeting minutes.

III. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of public hearing minutes from 3/11/26.

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

5:05 PM: COMMISSIONER CONNOR JOINED THE MEETING.

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

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. **CONTINUED FROM 2-11-2026 HEARING.**

PROJECT REPRESENTATIVE: John Day 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, visibility of the proposed work, a summary of the feedback received from the Commission at previous hearing, an overview of the previous proposal and the changes to design, the dimensions, material, and configuration for the proposed windows and sliding doors, and details regarding the potential recladding near windows.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, inquired about the cladding, and asked whether there were plans to re-clad.

COMMISSIONER WEINTRAUB MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER THARP SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: KC, ID, TH, TN, DS, LT, RW)(N: NONE)(ABS: NONE).

APP # 26.0764 BB

ADDRESS: 124 BEACON STREET

Applicant: Jahan Mohebali

Proposed Work: At roof modify previously approved skylights and extend height of existing chimney.

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 existing conditions, a review of the previously approved proposal and requested changes, a summary of Commission feedback from the previous meeting, the visibility of the proposed work, code requirements for chimney height following the removal of the pot extender, the dimensions and configuration of the proposed operational and fixed skylights. Commissioners also considered whether to include three operational skylights instead of two operational and one fixed skylight.



PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, offered comments regarding the visibility of the proposed work and the proposed skylight configuration.

COMMISSIONER HIGH MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 5-1-0 (Y: KC, ID, TH, DS, TN)(N: LT)(ABS: NONE).

- *That the skylights are not visible from the ground and are not a precedent for other applications and that the final design and materials of the chimney extension be remanded to staff.*

5:30 PM: COMMISSIONER WEINTRAUB LEFT THE MEETING.

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

V. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0704 BB 172 BEACON STREET: At rear elevation replace one, lower-level, eight-over-eight wood window in-kind.

APP # 26.0670 BB 230 BEACON STREET: Replace five third-story windows with historically appropriate wood windows.

APP # 26.0755 BB 255 BEACON STREET: At side elevation repair and repoint masonry.

APP # 26.0767 BB 359 BOYLSTON STREET: At front facade repair cast stone frieze.

APP # 26.0792 BB 665 BOYLSTON STREET: At front facade repair and repaint all elements in-kind, replace deteriorated windows in-kind, and repair roof.

APP # 26.0706 BB 4 CHARLESGATE EAST: Replace six window panes at existing two windows.

APP # 26.0727 BB 50 COMMONWEALTH AVENUE: At front facade and side elevation restore fourteen existing wood windows.

APP # 26.0770 BB 50 COMMONWEALTH AVENUE: At side elevation repair and repoint masonry.

APP # 26.0743 BB 59 COMMONWEALTH AVENUE: Replace all wood windows and exterior doors and paint black; replace roof membrane and deteriorated roof decking



in-kind; rebuild deck (same footprint) with Ipe wood; repair and repoint masonry; repair metal dormer trim and garden fence, and paint black; replace rear yard brick pavers with new brick pavers; and replace front entryway cement walkway in-kind.

APP # 26.0728 BB 302 COMMONWEALTH AVENUE: At roof repair membrane roof and replace existing roof deck in-kind.

APP # 26.0760 BB 416 COMMONWEALTH AVENUE: Second phase of exterior building envelope restoration and repairs. Work includes replacement of non-historic windows with historically appropriate wood windows, masonry repairs and waterproofing.

APP # 26.0766 BB 11 GLOUCESTER STREET: At front facade and rear elevation, repaint metalwork, restore windows, and repair and repoint masonry.

APP # 26.0777 BB 137 MARLBOROUGH STREET: At rear elevation repoint masonry.

APP # 26.0741 BB 165 MARLBOROUGH STREET: At rear elevation replace insulated glass unit at existing fixed window.

APP # 26.0744 BB 168 MARLBOROUGH STREET: At rear elevation replace insulated glass unit at existing fixed window.

APP # 26.0720 BB 171 MARLBOROUGH STREET: Replace nine non-historic aluminum windows with historically appropriate wood windows.

APP # 26.0779 BB 162 NEWBURY STREET: At rear addition, repair roof and skylight.

APP # 26.0675 BB 168 NEWBURY STREET: At front facade replace existing wall sign, replace fence, and repaint railings, and entry door.

APP # 26.0051 BB 175 NEWBURY STREET: At front facade replace existing wall sign.

APP # 26.0719 BB 218 NEWBURY STREET: At front facade install blade sign on existing bracket.

APP # 26.0772 BB 239 NEWBURY STREET: At roof replace rubber membrane roofing and flashing in-kind.

APP # 26.0653 BB 377 NEWBURY STREET: At front facade replace existing wall sign and blade sign.

COMMISSIONER DEMETRIADES MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONERS SAMPSON SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: KC, ID, TH, DS, TN, LT)(N: NONE)(ABS: NONE).



VI. STAFF UPDATES

Joseph Cornish, Director of Design Review, announced that Commissioner Franklin Ross will no longer be serving on the Commission.

VII. ADJOURN – 6:00 PM

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