



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

APPROVED BY COMMISSION
June 10, 2026

MAY 13, 2026

I. DESIGN REVIEW HEARING

5:00 PM

COMMISSIONERS PRESENT: *Iphigenia Demetriades; Thomas High; David Sampson; Lisa Tharp; and Robert Weintraub.*

COMMISSIONERS ABSENT: *Kathleen Connor; Tanvi Nayar and Zsuzsanna Gaspar.*

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

5:21 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.

II. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of public hearing minutes from 4/8/26 was postponed.

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

III. DESIGN REVIEW

APP # 26.0565 BB

ADDRESS: 263 CLARENDON STREET

Applicant: Alexander Porter

Proposed Work: Renovation of existing residential building to accommodate elementary educational use. Work includes replacement of all windows; at front facade reconstructing entry stoop to provide access to interior lift and creating an accessible entrance; at rear elevation replacing existing fence, demolishing existing addition and constructing an



addition, and at roof installing skylight and mechanical equipment. **CONTINUED TO A SUBCOMMITTEE ON 1-14-2026.**

PROJECT REPRESENTATIVES: Mimi Love and Alexander Porter 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 feedback received during the Commission subcommittee meetings, an overview of the previous January proposal and changes made to the design, plans for the proposed second stair and accessibility entrance, code requirements, and plans for the proposed HVAC equipment.

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

Margaret and Jim Bell, submitted written comments, expressing concerns regarding the placement of the HVAC equipment and the noise impact on their property.

Sue Prindle, offered comments regarding the location of the HVAC equipment and screening.

COMMISSIONER WEINTRAUB MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER THARP SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: ID, TH, DS, LT, RW)(N: NONE)(ABS: NONE).

- *That the approval and modifications of the rear bay and the front entrance and the location of the HVAC equipment are specific to this case, reflecting the special egress and access code requirements associated with the approved use of the building as a school and or the corner location and atypical dimensions of the building and are not precedents for other applications.*

APP # 26.0821 BB

ADDRESS: 116 BEACON STREET

Applicant: Paul McBrine, Fisher College

Proposed Work: At front garden replace Chestnut tree with Magnolia tree.

PROJECT REPRESENTATIVE: Paul McBrine 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 for the removal of the existing Chestnut tree, details regarding the proposed Magnolia tree, and a summary of the review completed by the applicant's Arborist.

PUBLIC COMMENT: Laurie Thomas, a representative from the Neighborhood Association of the Back Bay and Back Bay Garden Club, offered recommendations for alternative plantings and expressed support for the removal of the existing tree.

Margaret Pokorny, offered recommendations for alternative plantings.

COMMISSIONER WEINTRAUB MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: ID, TH, DS, LT, RW)(N: NONE)(ABS: NONE).

- *That the applicant consult the Back Bay Garden Club for an appropriate replacement to include a magnolia tree and or any other alternative planting recommendation.*

APP # 26.0831 BB

ADDRESS: 334 BEACON STREET

Applicant: Mark Froot

Proposed Work: At rear elevation enclose unapproved heat pump at deck.

PROJECT REPRESENTATIVES: Mark Froot and Robert Tolson 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, the visibility of the proposed work, the installation of the unapproved heat pump, the design and material of the proposed mechanical equipment enclosure, the possibility of relocating the mechanical equipment toward the center of the deck, and details regarding the current condition of the deck.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, offered recommendations for the proposed work.



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

- *That the installation at this location is necessary, because there is no feasible route inside the building to connect rooftop equipment.*
- *That the equipment is to be enclosed on all sides, rotated 180 degrees, so that the latticework is not visible from the ground.*
- *With the final location, on the deck and the design to be approved by staff.*

APP # 26.0905 BB

ADDRESS: 395 COMMONWEALTH AVENUE:

Applicant: Chase Davis

Proposed Work: At front facade, replace upper floor windows, reinstall/re-create historic stained glass, make minor façade repairs, refresh landscaping and install new fence; and at rear elevation remove basement addition, create new parking area, garage door and garage access, add basement door and window, replace upper windows, repair façade, and provide new landscaping.

PROJECT REPRESENTATIVES: Robert Clocker, David Warner, and Chase Davis 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 previously approved plans from 2022, an overview of the proposed design changes and modifications, the proposed landscaping and plantings, details of the building's original design, the proposed design and dimensions of the front facade fence, and plans for the new parking area and resurfacing materials. Commissioners expressed concerns regarding the use of granite pavers in front of the building.

PUBLIC COMMENT: Jean Pelletier, submitted written comment expressed opposition to the proposed fencing and spoke in favor of fence design that is simple and does not have a design that detracts from the facade.

Serge Savard, a representative from the Neighborhood Association of the Back Bay, offered recommendations for the proposed work.

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.

Sue Prindle, offered recommendations for the proposed work.

Margaret Pokorny, offered recommendations for the proposed work.

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

- *That the front entry walkway is to be concrete, the front fence is to be eliminated and replaced with a hedge, and the handrails are to be replaced with details, approved by staff.*
- *That the applicant is to consult with the Garden Club of the Back Bay with respect to the front and rear landscaping, including the possibility of expanding the planting area in the rear with the approval of staff.*

APP # 26.0896 BB

ADDRESS: 169 COMMONWEALTH AVENUE:

Applicant: Zachary Millay

Proposed Work: At front facade replace three fourth-story eight-over-eight wood true-divided light wood windows in-kind; at rear elevation install one new window opening at fourth-story and remove fire escape; and at roof replace existing rubber membrane roofing, remove existing headhouse and erect a penthouse, and install a roof deck.

PROJECT REPRESENTATIVES: Zachary 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, the visibility of the proposed work, the removal of the existing rear fire escape, the proposed material and configuration of the proposed windows on front facade, plans for the proposed brick work at the top and bottom of the window, plans for the proposed new window opening, and a summary of the alterations made at the rear facade.

PUBLIC COMMENT: Serge Savard, a representative from the Neighborhood Association of the Back Bay, offered recommendations for the proposed work.



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

- *That all replacement windows are to be wood with true divided lights.*
- *That the insertion of a new window opening is approved, in this case, because the rear facade is not original, and the opening will be architecturally consistent with the overall design of the facade.*
- *That the dimensions and masonry will match closely the existing windows, to be confirmed by staff.*

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

IV. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0815 BB 136 BEACON STREET: Replace six third-story windows with historically appropriate wood windows.

APP # 26.0846 BB 136 BEACON STREET: At rear elevation replace existing fire escape.

APP # 26.0803 BB 150 BEACON STREET: Replace five second-story windows with historically appropriate wood windows.

APP # 26.0823 BB 311 BEACON STREET: At front facade repair masonry.

APP # 26.0912 BB 352 BEACON STREET: At front facade and rear elevation replace window trim and repoint masonry; and replace gutter and downspouts in-kind.

APP # 26.0880 BB 358 BEACON STREET: At side elevation replace three, six-over-nine and one, two-over-four wood windows in-kind.

APP # 26.0902 BB 409 BEACON STREET: At roof replace existing deck in-kind.

APP # 26.0863 BB 534 BEACON STREET: At rear elevation eight fourth-story windows with historically appropriate wood windows.

APP # 26.0914 BB 551 BOYLSTON STREET: At front replace sixteen windows in-kind.

APP # 26.0919 BB 116 COMMONWEALTH AVENUE: At front and rear Mansard roofs replace deteriorated wood trim in-kind.

APP # 26.0817 BB 199 COMMONWEALTH AVENUE: At rear elevation replace rubber membrane roofing at kitchen wing and conservatory, and repoint masonry.



APP # 26.0756 BB 260-262 COMMONWEALTH AVENUE: Replace sixteen second-story windows with historically appropriate wood windows.

APP # 26.0853 BB 283 COMMONWEALTH AVENUE: Replace eleven windows with historically appropriate wood windows.

APP # 26.0837 BB 321 COMMONWEALTH AVENUE: Replace roof slate, gutters, downspout and copper roofing in-kind, and repaint fire escapes.

APP # 26.0801 BB 333 COMMONWEALTH AVENUE: At rear elevation restore window and bricked-in opening.

APP # 26.0857 BB 86 MARLBOROUGH STREET: At rear elevation repair existing fire escape.

APP # 26.0903 BB 167 MARLBOROUGH STREET: At front facade repair and repoint masonry.

APP # 26.0883 BB 241 MARLBOROUGH STREET: At front facade and rear elevation repair and repoint masonry.

APP # 26.0757 BB 356 MARLBOROUGH STREET: At front facade restore entry steps.

APP # 26.0894 BB 381 MARLBOROUGH STREET: At third-story replace seven, nine-over-nine wood windows in-kind.

APP # 26.0890 BB 396 MARLBOROUGH STREET: At front facade repair and repoint masonry.

APP # 26.0849 BB 119 NEWBURY STREET: At front facade install wall and window signage.

APP # 26.0917 BB 130 NEWBURY STREET: At front facade replace existing wall sign at lower level retail space.

APP # 26.0904 BB 175 NEWBURY STREET: At roof replace rubber membrane roof and skylight in-kind.

APP # 26.0895 BB 268 NEWBURY STREET: At front facade install blade sign on existing bracket.

APP # 26.0725 BB 269 NEWBURY STREET: At front facade replace existing sign at entrance arch.



COMMISSIONER WEINTRAUB MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER HIGH SECONDED THE MOTION. THE VOTE WAS 5-0-0 (Y: ID, TH, DS, LT, RW)(N: NONE)(ABS: NONE).

V. STAFF UPDATES

There were no staff updates.

VI. ADJOURN – 7:14 PM

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