



**BACK BAY ARCHITECTURAL DISTRICT
PUBLIC HEARING MINUTES**

Boston City Hall Boston, MA, 02201
Held virtually via Zoom

APPROVED BY COMMISSION
December 10, 2025

OCTOBER 8, 2025

I. DESIGN REVIEW HEARING

5:00 PM

COMMISSIONERS PRESENT: Kathleen Connor; Iphigenia Demetriades; Zsuzsanna Gaspar; Thomas High; Franklin Ross; David Sampson; Lisa Tharp.

COMMISSIONERS ABSENT: Anddie Chan-Patera; David Eisen; Ethel MacLeod; Tanvi Nayar; and Kenneth Tutunjian 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.

I. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of public hearing minutes from 8/13/2025 & 9/14/2025.

COMMISSIONER HIGH MOTIONED TO APPROVE THE MINUTES. COMMISSIONER SAMPSON SECONDED THE MOTION. THE VOTE WAS 5-0-2 (Y: KC, TH, ID, LT, DS)(N: NONE)(ABS: ZG, FR).

Following this Commissioner Connor called the first Design Review application.



II. DESIGN REVIEW

APP # 26.0289 BB

ADDRESS: 46 NEWBURY STREET

Applicant: Alexander Lalire

Proposed Work: Install two flagpoles at Berkeley Street Elevation and one flagpole at Newbury Street elevation. All three flagpoles will display flags with the tenant's name.

PROJECT REPRESENTATIVES: Alexander Lalire and William Young 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 intent to install new signage to increase tenant visibility, examples of other tenants on Newbury Street utilizing flagpoles, the location of the flagpole that previously existed on the building, the proposed location and design of the two new flagpoles, the proposed method of installation, the preferred locations and mounting methods for the new flagpoles, the existing ramps and access, and discussions regarding the centering of the flags versus placing them between the existing windows.

PUBLIC COMMENT: Laurie Thomas, 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 7-0-0 (Y: KC, ID, ZG, TH, FR, DS, LT)(N: NONE)(ABS: NONE).

APP # 26.0309 BB

ADDRESS: 9 ARLINGTON STREET

Applicant: Casey Patterson

Proposed Work: Work to waterproof foundation including trenching and removal and replacement of an existing tree and landscaping.

PROJECT REPRESENTATIVES: Casey Patterson 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 current water infiltration into the foundation of a garden-level unit, details from the water test and report completed by JCH Consulting, the proposed plans to remove all existing landscape against the facade, the plans to replace the existing trees with similar greenery, the proposed plans to apply a waterproofing membrane to the foundation exterior and cut and point the interior garage wall, and discussion about whether the applicant submitted a full landscape plan.

PUBLIC COMMENT: Laurie Thomas, a representative from the Neighborhood Association of the Back Bay and the Back Bay Garden Club, spoke in support of removing the existing tree but requested clarification on which tree was being removed. Also recommended that the applicant consult an arborist to ensure the new tree can survive.

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

- The tree identified as tree 3 in the presentation is to be removed because it is causing damage to the building's foundations and will be replaced by new Kousa Dogwood of 4.5 caliper and noting also that no work will be done to the exterior walls above grade, with the proviso that the within sixty days of this hearing the applicant will submit a landscaping plan to be approved by staff after consultation with the Garden Club of the Back Bay.

APP # 26.0292 BB

ADDRESS: 6 ARLINGTON STREET

Applicant: Mona Bonnot

Proposed Work: At roof install raise and install new chiller and existing generator.

PROJECT REPRESENTATIVES: Brian Walsh 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 proposed plans to replace the existing chiller in kind, the proposed height change for the new chiller and generator, details regarding the temporary generator system that will be installed in a parking spot on Marlborough Street for eight weeks, the Neighborhood Associations recommendation to paint the proposed pipe to match the cornice, and the potential issues with painting pipe and equipment.



PUBLIC COMMENT: Laurie Thomas, a representative from the Neighborhood Association of the Back Bay and the Back Bay Garden Club, spoke in support of painting the equipment and pipes to match the cornice.

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

- The rooftop equipment is to be painted light grey to blend with the sky and minimize visibility from the ground, with the color and areas to be painted to be approved by staff, and that the exhaust pipe is to be maintained at its current height.

APP # 26.0293 BB

ADDRESS: 4 MARLBOROUGH STREET:

Applicant: Guy Grassi

Proposed Work: At roof extend height of previously approved elevator headhouse.

PROJECT REPRESENTATIVES: Guy Grassi 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 Commission's previous approvals, the visibility of the proposed work, the proposed changes to the previous approval, which include increasing the height of the approved elevator headhouse, plans to remove the existing mechanical equipment on the roof, and plans to have the vents inside the copper-clad enclosure.

PUBLIC COMMENT: Laurie Thomas, a representative of the Neighborhood Association of the Back Bay and the Back Bay Garden Club, recommended that the Commission review the previous approval for details about the mechanical equipment locations and railing visibility.

COMMISSIONER HIGH MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER DEMETRIADES SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: KC, ID, ZG, TH, FR, DS, LT)(N: NONE)(ABS: NONE).

COMMISSIONER CONNOR LEFT THE MEETING.

COMMISSIONER DEMETRIADES CHAIRED THE MEETING.

APP # 26.0155 BB



ADDRESS: 383 BEACON STREET

Applicant: Timothy Burke

Proposed Work: At roof replace rubber roofing, expand existing roof deck, redesign existing penthouse and add pergola.

PROJECT REPRESENTATIVES: Timothy Burke 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, the roof replacement and removal of the existing deck, the design and dimensions of the proposed deck, the design and material of the proposed glass wall and pergola, details regarding the proposed awning window, and the material of the penthouse tri-fold doors.

PUBLIC COMMENT: Laurie Thomas, a representative of the Neighborhood Association of the Back Bay and the Back Bay Garden Club, spoke in support of proposed work and replacing the pergola with an awning.

Sue Prindle, asked for more details about a roll up canopy.

COMMISSIONER HIGH MOTIONED TO APPROVE THE APPLICATION AS SUBMITTED. COMMISSIONER GASPAR SECONDED THE MOTION. THE VOTE WAS 6-0-0 (Y: ID, ZG, TH, FR, DS, LT)(N: NONE)(ABS: NONE).

COMMISSIONERS ROSS LEFT THE MEETING.

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

APP # 26.0305 BB 167 BEACON STREET: At roof replace rubber membrane roof and skylights, repoint chimneys and repair existing roof decks.

APP # 26.0296 BB 181 BEACON STREET: At front facade repair entry steps.

APP # 26.0272 BB 184 BEACON STREET: At rear elevation repaint window sills.



APP # 26.0285 BB 195 BEACON STREET: Repair front entry steps, repair masonry and repaint window trim,

APP # 26.0317 BB 205 BEACON STREET: Repair rubber membrane roof.

APP # 26.0232 BB 222 BEACON STREET: At rear elevation repoint masonry.

APP # 26.0306 BB 232 BEACON STREET: At rear elevation remove existing compressor at second story wall and relocate to ground level at enclosed courtyard.

APP # 26.0280 BB 236 BEACON STREET: At front facade replace five non-historic wood windows with historically appropriate wood windows.

APP # 26.0283 BB 295 BEACON STREET: Replace fourteen seventh floor one-over-one vinyl windows with one-over-one wood windows.

APP # 26.0308 BB 534 BEACON STREET: Replace seven ninth floor wood windows in-kind.

APP # 26.0213 BB 815 BOYLSTON STREET: Repair existing roofing at penthouse.

APP # 26.0058 BB 46 COMMONWEALTH AVENUE: Install brick pavers at rear parking area.

APP # 26.0241 BB 283 COMMONWEALTH AVENUE: Replace rubber roof, slate and copper gutters and downspouts in-kind, and repoint masonry.

APP # 26.0286 BB 342 COMMONWEALTH AVENUE: At front facade repoint and repair masonry, repair and repaint ironwork, and repair bay window.

APP # 26.0316 BB 66 MARLBOROUGH STREET: Work to repair existing windows including use of temporary lift.

APP # 26.0249 BB 287 MARLBOROUGH STREET: At front facade replace soffit at Mansard roof in-kind.

APP # 26.0244 BB 348 MARLBOROUGH STREET: At roof install heat pump.

APP # 26.0266 BB 364 MARLBOROUGH STREET: Replace six non-historic windows with historically appropriate wood windows.

APP # 26.0264 BB 381 MARLBOROUGH STREET: At front facade replace copper gutter and roof slate in-kind, repoint masonry, and replace rotted wood trim in-kind.

APP # 26.0238 BB 217 NEWBURY STREET: At front facade replace wall sign at lower retail space.



APP # 26.0216 BB 267-269 NEWBURY STREET: At front facade repair gutter and masonry.

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

The Chair announced that the Commission would next review Advisory Review item(s).

IV. ADVISORY REVIEW

ADDRESS: 223 BEACON STREET

Applicant: Kyle Stroveglia

Proposed Work: At rear elevation remove existing fire escapes and add a window in between two existing dormers at Mansard.

PROJECT REPRESENTATIVES: John Meyer and Kyle Stroveglia 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 proposed plans to install a new window between existing dormers at a mansard, concerns regarding the installation of a new window at an original mansard roof, a discussion regarding precedent, noting that the Commission has not approved windows at a mansard roof, and the Commission's recommendation that the windows not be approved.

PUBLIC COMMENT: Sue Prindle, offered comments regarding the district guidelines.

V. STAFF UPDATES

Joseph Cornish, Director of Design Review, announced that Andie Chan-Patera is stepping down from the Commission.

VI. ADJOURN – 6:45



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

DRAFT