



REVISED

10:42 am, Sep 26, 2025

ATTENTION: THIS MEETING WILL ONLY BE HELD VIRTUALLY AND NOT IN PERSON. YOU CAN PARTICIPATE IN THE MEETING BY GOING TO [HTTPS://WWW.ZOOMGOV.COM/J/1611511985](https://www.zoomgov.com/j/1611511985) OR CALLING 301-715-8592 AND ENTER MEETING ID # 161 151 1985 YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO BACKBAYAC@BOSTON.GOV

NOTICE OF PUBLIC HEARING - REVISED

The **BACK BAY ARCHITECTURAL COMMISSION** will hold a virtual public hearing:

DATE: 10/8/2025
TIME: 5:00 PM

I. DESIGN REVIEW PUBLIC HEARING - 5:00 PM

RATIFICATION OF 8-13-2025 & 9-14-2025 PUBLIC HEARING MINUTES

DESIGN REVIEW APPLICATIONS

APP # 26.0289 BB 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.

APP # 26.0309 BB 9 ARLINGTON STREET:

Applicant: Casey Patterson

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

APP # 26.0292 BB 6 ARLINGTON STREET:

Applicant: Mona Bonnot

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

APP # 26.0293 BB 4 MARLBOROUGH STREET:

Applicant: Guy Grassi

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

APP # 26.0155 BB

383 BEACON STREET:

Applicant: Timothy Burke

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

III. ADMINISTRATIVE REVIEW/APPROVAL: *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:***

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact staff at 617.635.1935 or BackBayAC@boston.gov. Thank you.

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.

IV ADVISORY REVIEW

APP # 26.0288 BB 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.

V STAFF UPDATES

VI PROJECTED ADJOURNMENT: 7:00 PM

DATE POSTED: 9/26/2025

BACK BAY ARCHITECTURAL DISTRICT COMMISSION

Kathleen Connor (*Chair*) (*Back Bay Association*)), Iphigenia Demetriades (*Vice-Chair*) (*Greater Boston Real Estate Board*), Robert Weintraub (*Back Bay Association*), Lisa Tharp (*Neighborhood Association of the Back Bay*), Thomas High (*Neighborhood Association of the Back Bay*), Franklin Ross (*Mayor's Office*), Vacant (*Mayor's Office*), Zsuzsanna Gaspar (*Boston Society of Architects*), Vacant (*Boston Society of Architects*)

Alternates: David Eisen (*Boston Society of Architects*), Anddie Chan-Patera (*Neighborhood Association of the Back Bay*), Kenneth Tutunjian (*Greater Boston Real Estate Board*), Tanvi Nayar (*Mayor's Office*), David Sampson (*Back Bay Association*)

cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/ *Back Bay Sun*/ Back Bay Neighborhood Association/ Back Bay Association/ Garden Club of the Back Bay/ Newbury Street League