

122 & 124 Bay State Road

Bay State Road / Back Bay West Architectural Conservation District Hearing
August 11, 2026

Goody
Clancy

BOSTON
UNIVERSITY

AGENDA

01 Project Summary

02 Site Work

03 Repair Scope

04 Replacement Scope

05 Modification Scope

01 Project Summary

Project Location



122 & 124 Bay State Road

- All work visible from public way is occurring at 124 Bay State Road and its party walls as highlighted here.
- Work at 122 Bay State Road is limited to internal improvements not visible from public way.



122 & 124 Bay State Road

Renovation Project Goals – 124 Bay State Road:

- Provide additional office and conference space for the Boston University Investment Office
- Internally connect 122 and 124 Bay State Road to improve office functionality
- Repair and clean historic masonry exterior
- Provide greater accessibility to the two addresses
- Upgrade building systems to comply with current codes, including electrification
- Upgrade exterior walls, windows, doors and roof to current thermal and energy codes
- Achieve a LEED certification



122 & 124 Bay State Road

Renovation Project Goals – 122 Bay State Road:

- Internally connect 122 and 124 Bay State Road to improve office functionality
- Provide greater accessibility into the two addressees



02 Site Work

Site Access Overview

No change to 122 Bay State Road entry

Create exit-only at 124 Bay State Road with signage indicating accessible entrance location at rear

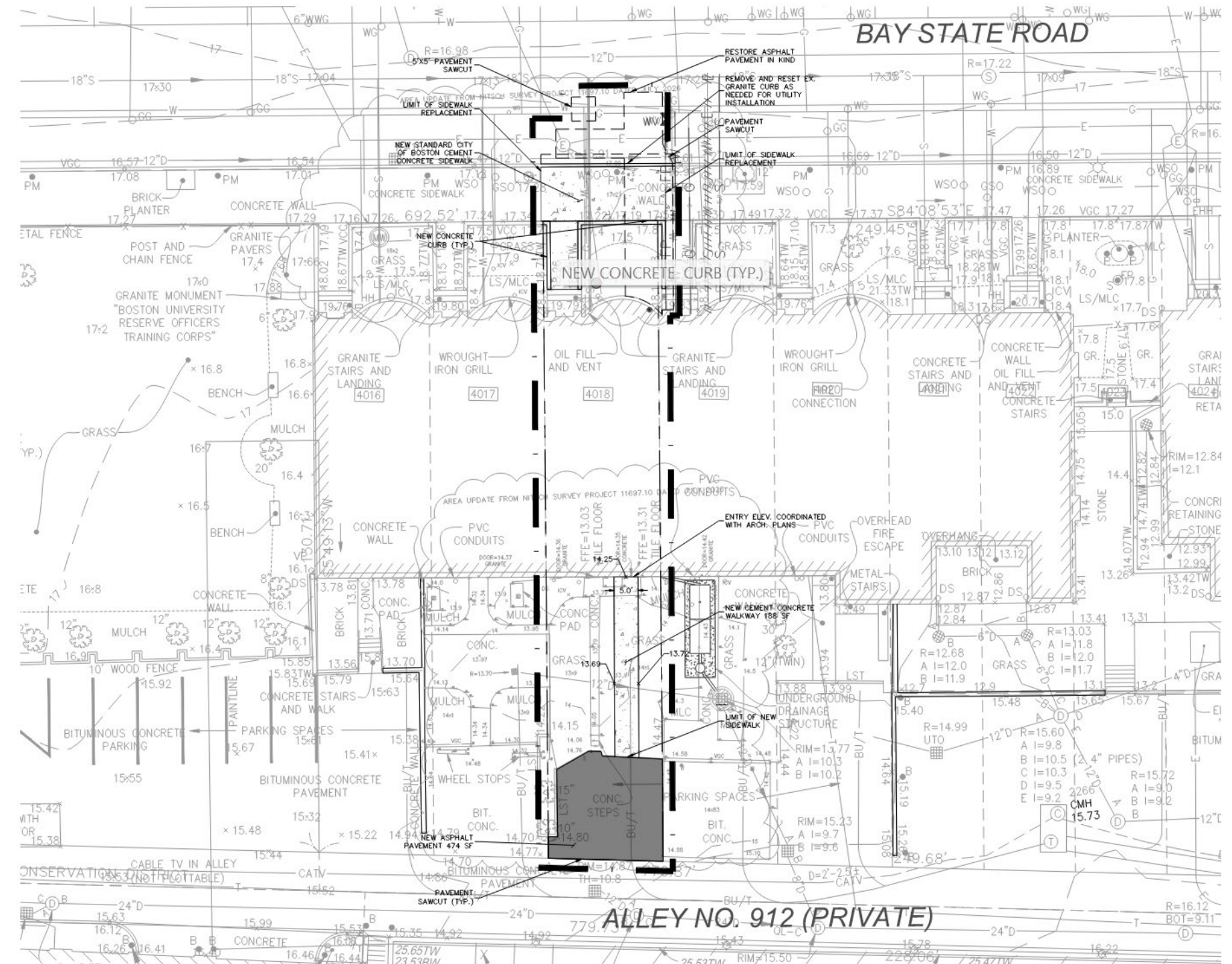
New accessible entrance to 124 Bay State Road from private way parking

No change to 122 Bay State Road entry



Site Improvements Scope – 124 Bay State Road

- Bay State Road:
 - New (buried) utility services to building
 - Replace all disturbed pavement and landscape in kind facing
- Alley Side:
 - New catch basin and stormwater detention system behind the building
 - New accessible walkway to existing entry
 - Replace all disturbed pavement and landscape in kind behind building
 - Slope grade away from building



03 Repair Scope

124 Bay State Road

Decorative metal parapet and cornice to be repaired in-place, waterproofed and repainted to match adjacent 122 and 126 Bay State Road.

Brick and stonework will be repointed and cleaned with appropriate mortar and methods.

Pediment will be repaired, repointed and cleaned.

Decorative metal rail will be removed, cleaned, repainted and reinstalled with new brackets in the same location.

Clean and paint existing handrails.

Replace curb in kind.



124 Bay State Road Alley-side

Brick and stonework will be repointed and cleaned with appropriate mortar and methods.



04 Replacement Scope

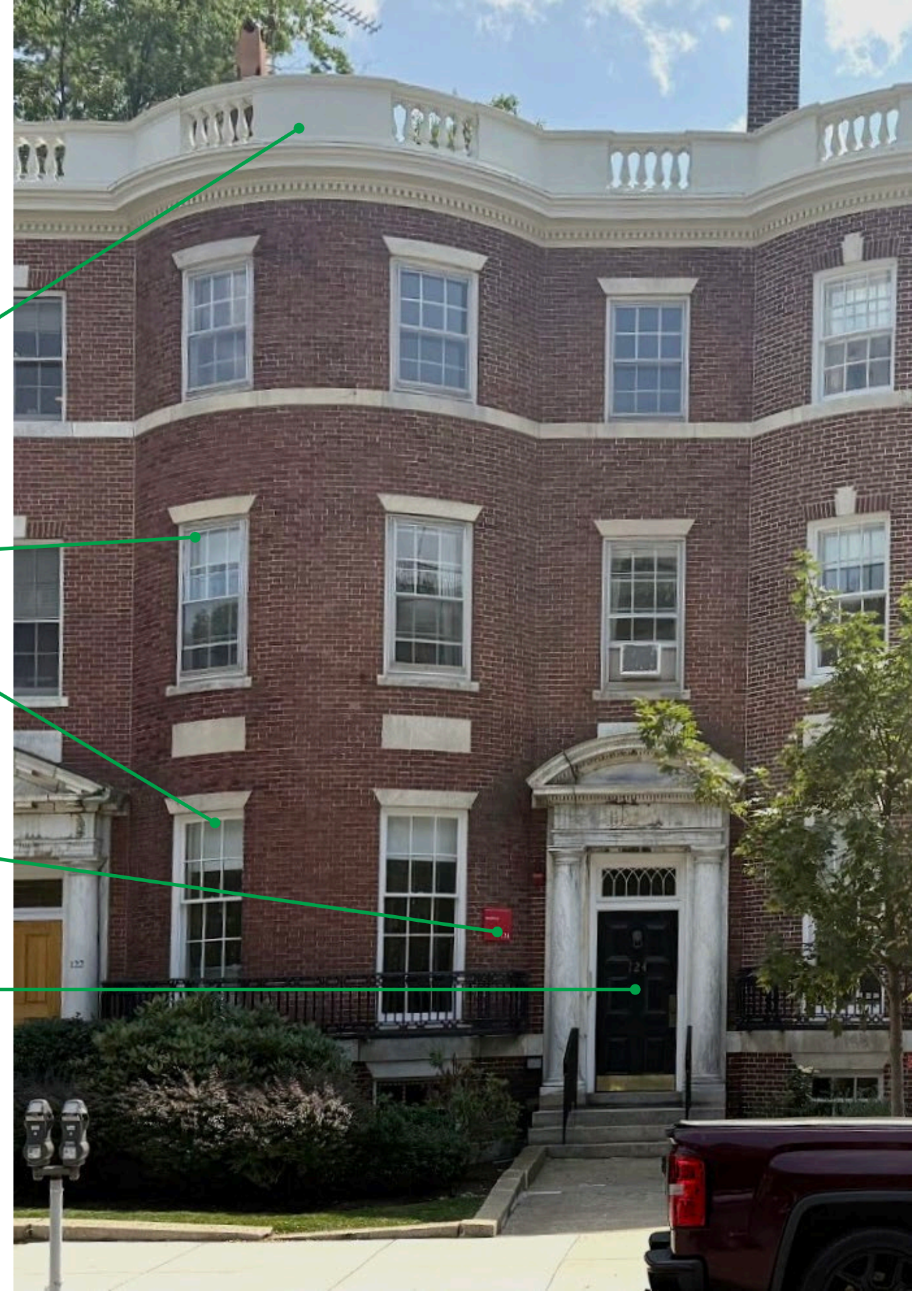
124 Bay State Road

Roofing system will be replaced with new TPO membrane roof and insulation.

All existing storm windows will be removed, and all existing windows will be replaced with new high-performance wood historic replica windows that match original in appearance and lite configuration, including curved glass.

Sign will be replaced with updated information.

Exterior door and transom will be replaced with insulated door and transom window that replicates the original.



124 Bay State Road Alley-side

Gutter and Downspout will be replaced in-kind, color to be dark bronze

All windows will be replaced with new high-performance wood historic replica windows that match the new windows on Bay State Road in appearance and lite configuration

Exterior door will be replaced with insulated door to match existing. A new awning above will be installed

Remove door and replace with window

Site improvements for accessibility



Window Replacement



122 Bay State Road
North Elevation

124 Bay State Road



Typical exterior 124 Bay State Road
North Elevation window



Typical interior 124 Bay State Road
North Elevation window



New North Elevation windows at
124 Bay State Road will match
existing mullion pattern and new
glazing will maintain curved glass

Window Replacement



124 Bay State Road
South Elevation

122 Bay State Road



Typical exterior 124 Bay State Road
South Elevation window



Typical interior 124 Bay State Road
South Elevation window



New windows on South Elevation
will match the adjacent 122 Bay
State Road with divided lites.

05 Modification Scope

Chimney Reduction

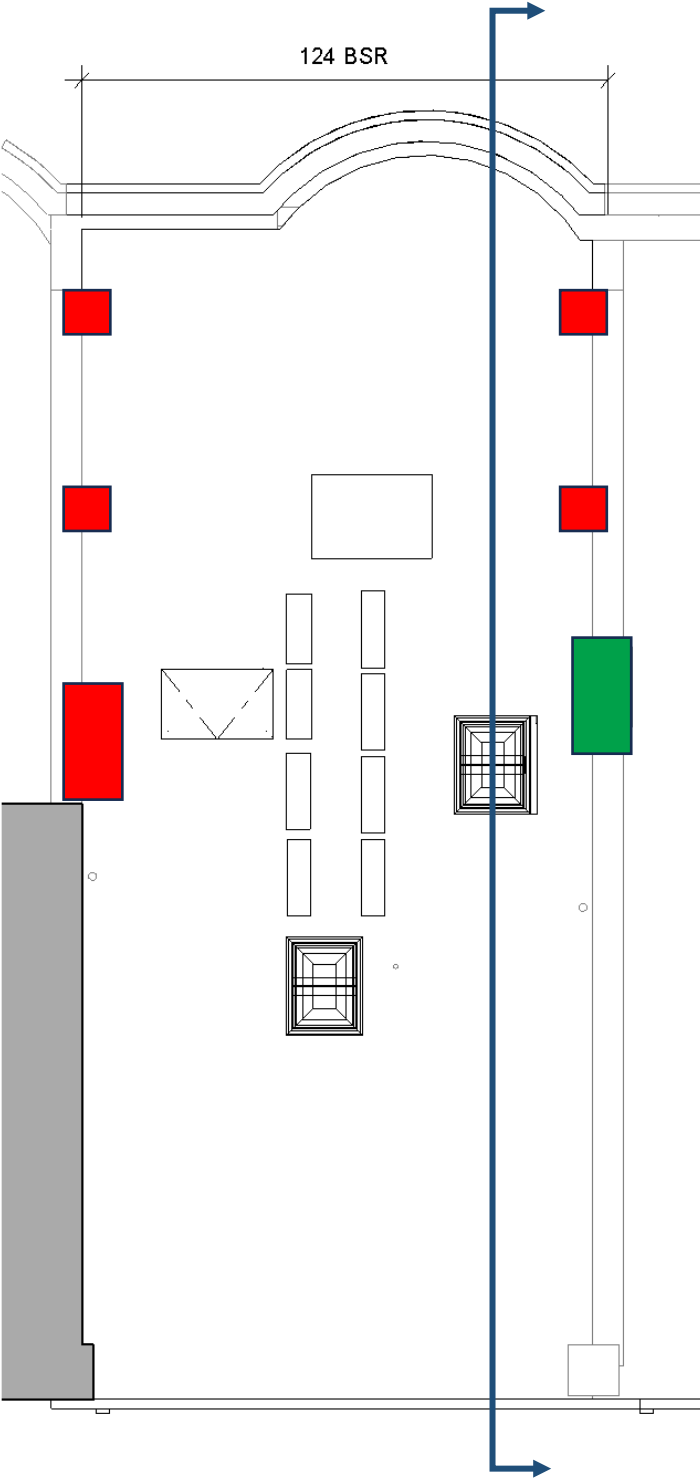


Six existing chimneys located on the party walls of 124 Bay State Road are too tall to be unbraced due to code-required seismic upgrades to the building

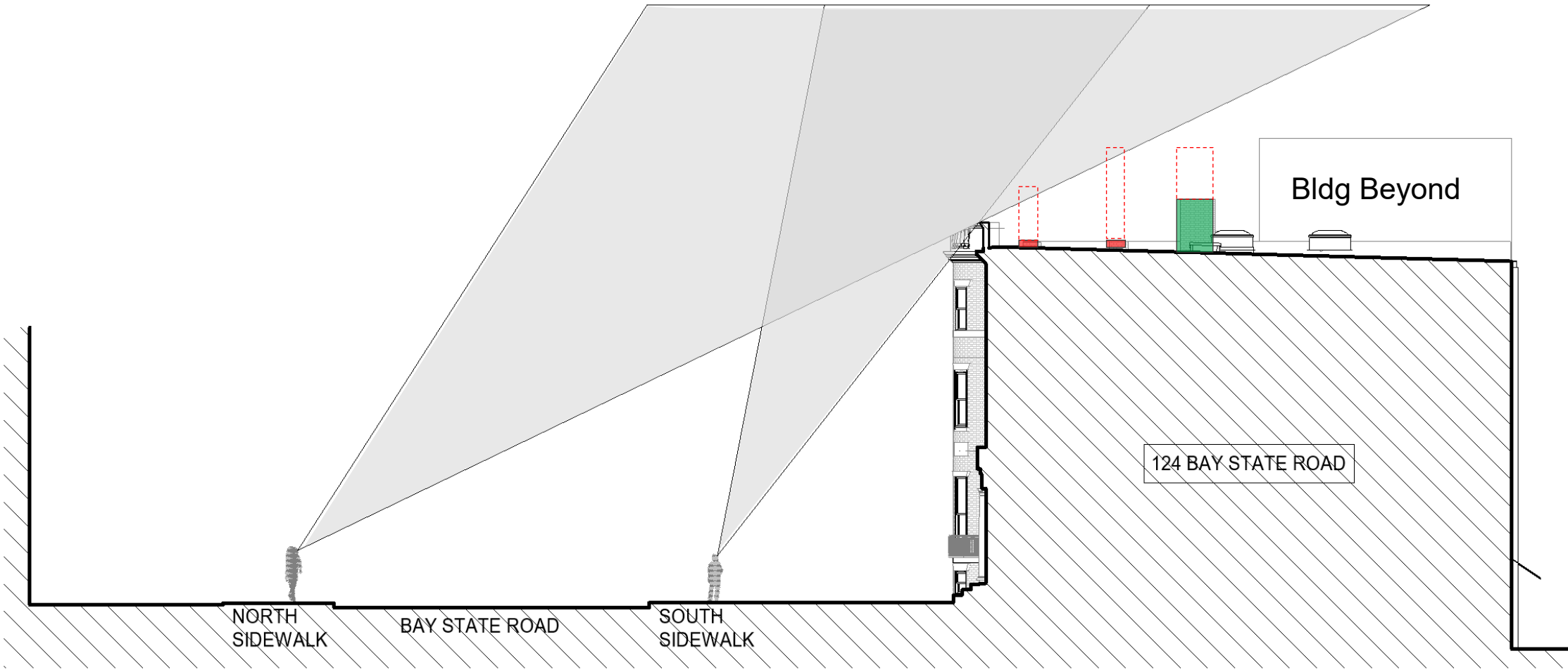
To comply with building code and not compromise the character defining features visible from the public way, the project will:

- Demolish the (5) unused chimneys to top of party wall and cap
- Reduce the (1) chimney use for 122 Bay State Road's boiler exhaust to 5' above roof surface

Chimney Reduction at East Party Wall

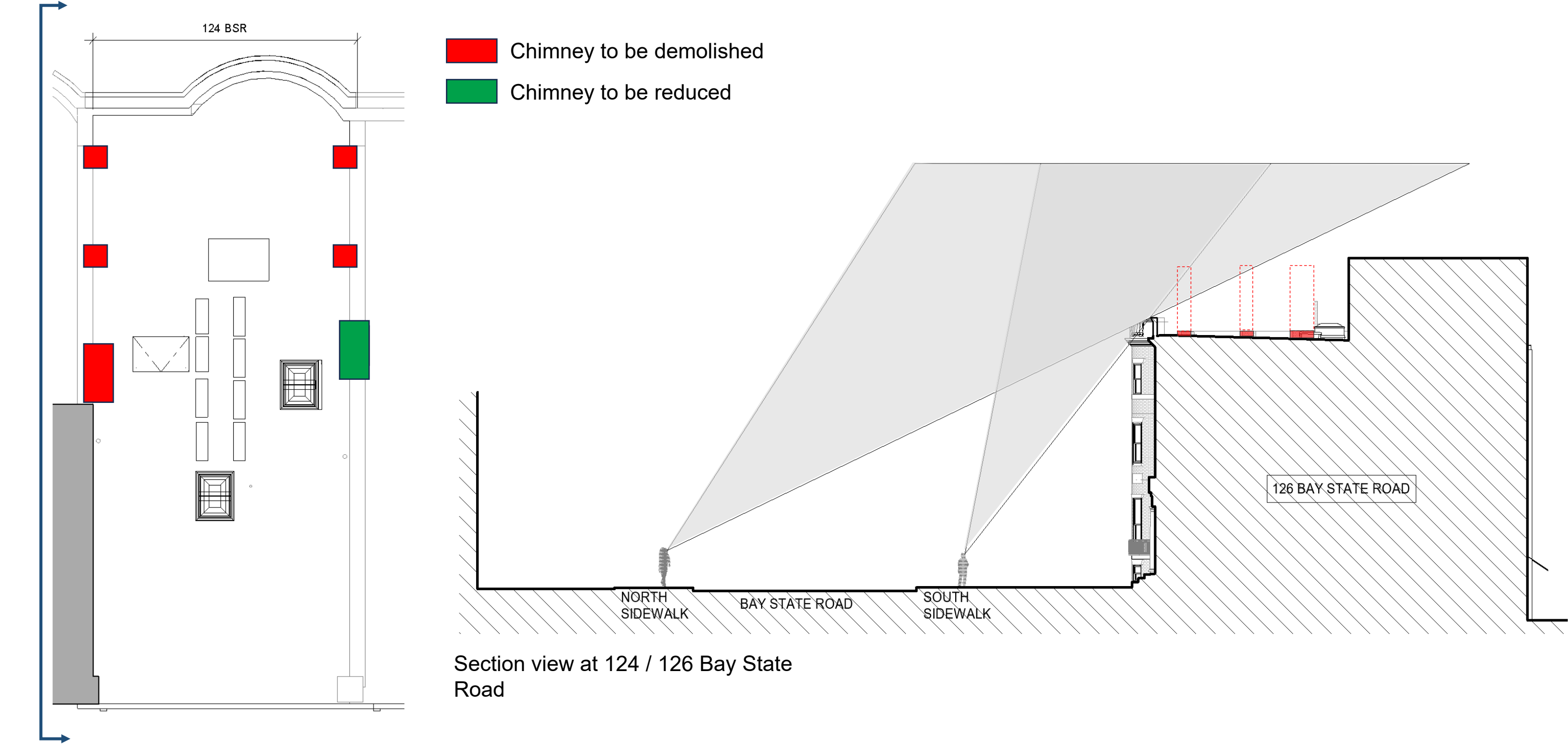


- Chimney to be demolished
- Chimney to be reduced



Section view at 122 / 124 Bay State Road

Chimney Reduction at West Party Wall



Chimney Reduction – Current View from Public Way

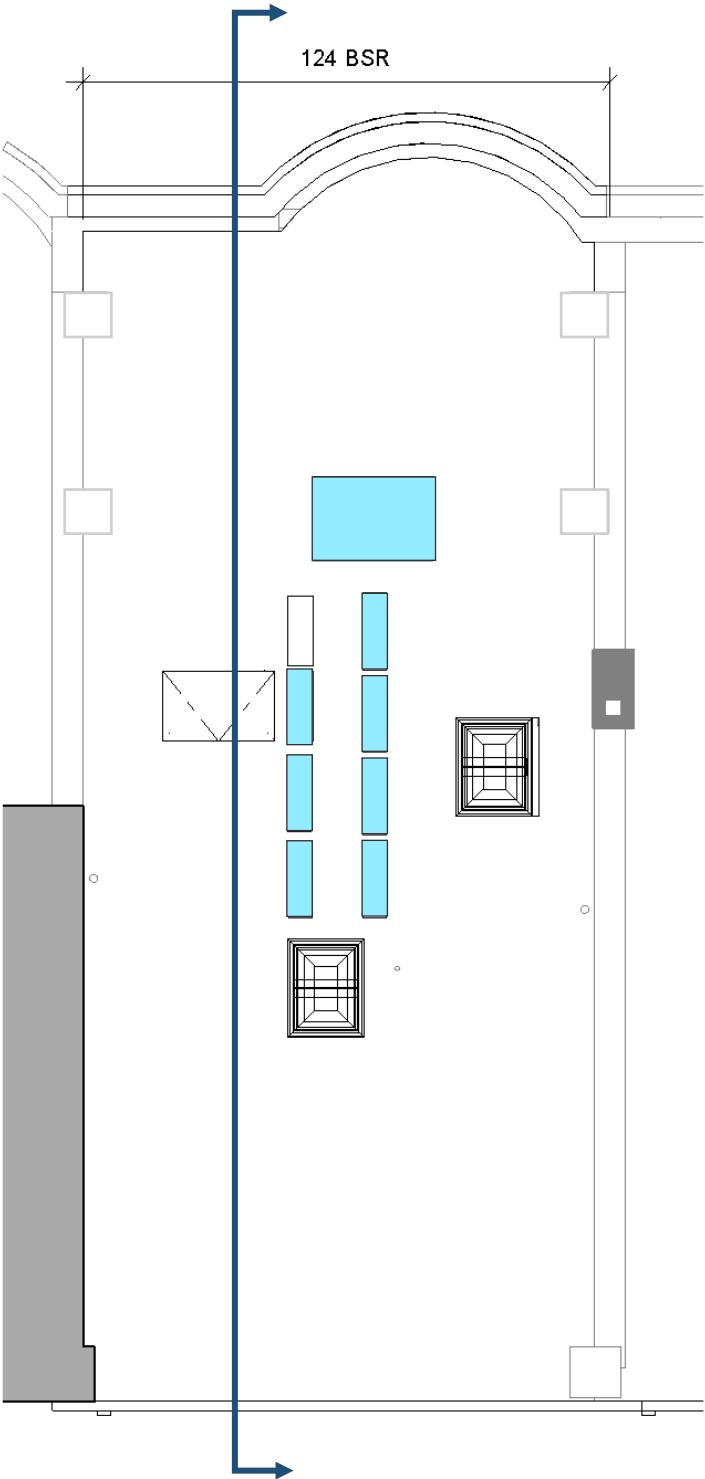


 Chimney to be demolished

Chimney Reduction – Proposed View from Public Way

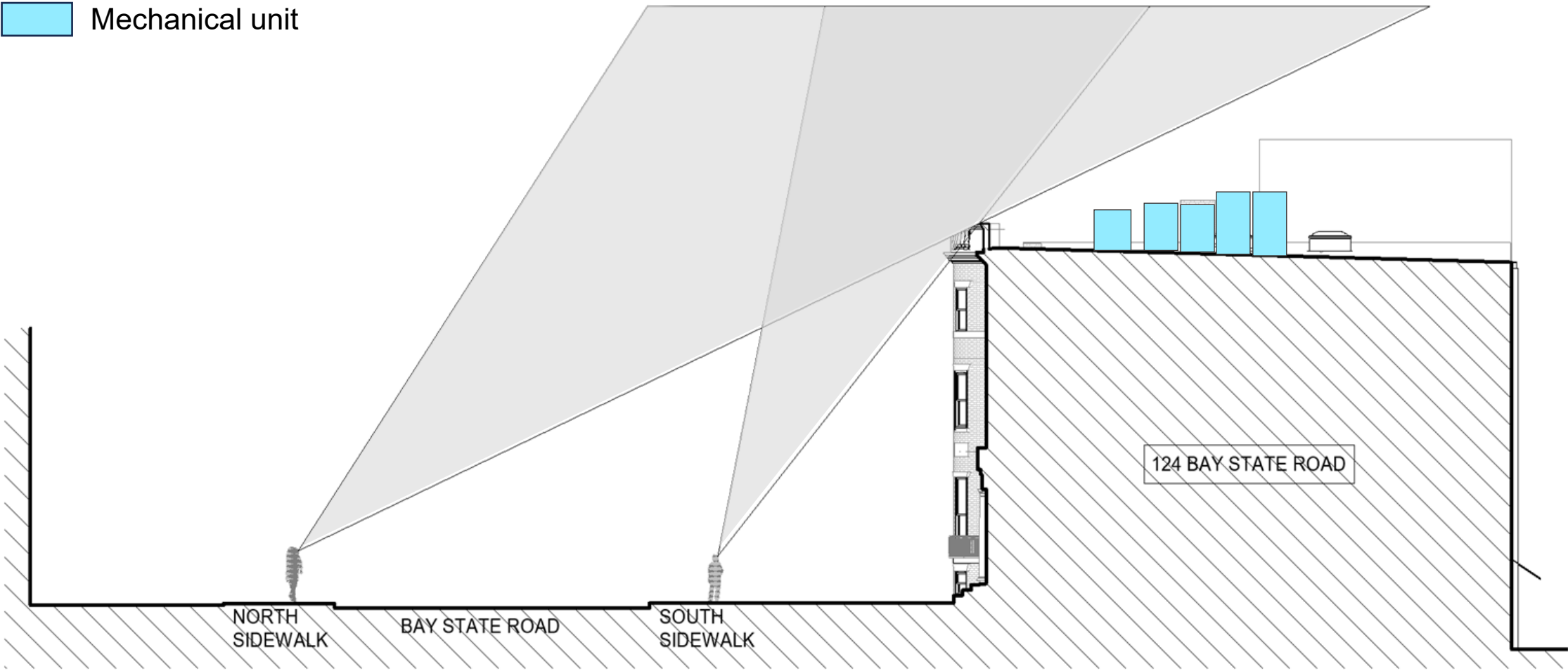


124 Bay State Road Mechanical Units



Mechanical units added at 124 Bay State Road will not be visible from the public way.

 Mechanical unit



Section view at 124 Bay State Road