



NOTICE OF PUBLIC HEARING
The **BAY STATE ROAD/BACK BAY WEST AREA**

ARCHITECTURAL CONSERVATION DISTRICT COMMISSION

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/1653200061](https://www.zoomgov.com/j/1653200061) OR CALLING 646-828-7666 AND ENTER MEETING ID: # 165 320 0061. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO BBWCDC@BOSTON.GOV

DATE: 8/11/2026
TIME: 5:00 PM

RECEIVED

By OFFICE OF THE CITY CLERK at 12:17 pm, Jul 30, 2026

Subject of the hearing will be applications for Certificates of Design Approval on the agenda below, review of architectural violations, and such business as may come before the commission, in accordance with Ch. 772 of the Acts of 1975, as amended. Applications are available for public inspection, by appointment, during normal business hours at the offices of the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

I. RATIFICATION OF 5/12/2026 PUBLIC HEARING MINUTES

II. DESIGN REVIEW APPLICATIONS

APP # 27.0056 BB 124 BAY STATE ROAD:

Applicant: Colleen McGinty, Boston University

Proposed Work: Exterior renovations including repair and repaint roof parapet and cornice, repoint, repair and clean masonry, repair and repaint handrail, replace deteriorated curbing in-kind, replace existing wood windows, entry door and transom in-kind, replace signage, replace rubber membrane roofing, remove five existing unused chimneys, and reduce height of one existing chimney.

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 bbwcdc@boston.gov. Thank you.

27.0002 BSR 99 BAY STATE ROAD: At rear elevation remove non-historic balcony and replace downspout

27.0013 BSR 583 BEACON STREET: Repoint, repair and clean masonry, recaulk windows and rebuild one existing chimney.

IV. STAFF UPDATES

V. PROJECTED ADJOURNMENT: 5:30PM

DATE POSTED: 7/30/2026

BAY STATE ROAD/BACK BAY WEST ARCHITECTURAL CONSERVATION COMMISSION

Victor Themo (Chair), Thomas Hotaling, Terri North, 2 Vacancies
Alternates: Pamela Beale, Ruel Longfellow

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/ Bay Village Neighborhood Association