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By City Clerk's Office at 11:09 am, Apr 03, 2026

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/1607693440](https://www.zoomgov.com/j/1607693440) OR CALLING 646-828-7666 AND ENTER MEETING ID: # 160 769 3440. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO BBWCDC@BOSTON.GOV

DATE: 4/14/2026
TIME: 5:00 PM

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 4/9/2024 PUBLIC HEARING MINUTES

II. 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.

26.0729 BSR **99 BAY STATE ROAD:** Repoint masonry, refurbish downspouts and replace eleven rear windows with aluminum windows replicating the design and configuration of the existing windows.

26.0776 BSR **35 BAY STATE ROAD:** Replace one rear one-over-one window in-kind.

III. **STAFF UPDATES**

IV. **PROJECTED ADJOURNMENT: 5:15PM**

DATE POSTED: 4/3/2026

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