



**RECEIVED**

By City Clerk at 3:56 pm, Apr 30, 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/1611806131](https://www.zoomgov.com/j/1611806131) OR CALLING 646-828-7666 AND ENTER MEETING ID: # 161 180 6131. YOU CAN ALSO SUBMIT WRITTEN COMMENTS OR QUESTIONS TO [BBWCDC@BOSTON.GOV](mailto:BBWCDC@BOSTON.GOV)**

**DATE: 5/12/2026**  
**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 4/14/2026 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](mailto:bbwcdc@boston.gov). Thank you.

**26.0913 BSR**    **17 BAY STATE ROAD:** At front facade repair and repaint window casings, reglaze windows, and repair and repaint fourth-story wood elements.

**26.0910 BSR**    **583 BEACON STREET:** Replace rubber membrane roof and roof deck in-kind; and replace gutters and downspouts.

**26.0858 BSR**    **468 COMMONWEALTH AVENUE:** At front facade restore entry steps.

### III.    **STAFF UPDATES**

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

**DATE POSTED: 4/30/2026**

**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