



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

Boston City Hall, Boston, MA, 02201
held virtually via Zoom

JANUARY 23, 2024

COMMISSIONERS PRESENT: *David Berarducci, Bradford Walker, John Amodeo, Lynn Smiledge, Susan Goganian, Anne Renehan, Richard Henderson, Jeffrey Gonyeau, Chris Hart, Jeffrey Heyne, Angela Ward Hyatt, Justine Orlando, Kirsten Hoffman.*

COMMISSIONERS ABSENT: *Lindsey Mac-Jones, Felicia Jacques, John Freeman*

STAFF PRESENT: *Staff Architect, Chelsea Blanchard and BLC Executive Director, Rosanne Foley; Director of Office of Historic Preservation, Murray Miller; Director of Design Review, Joseph Cornish; & Assistant Survey Director, Dorothy Clark; Architectural Historian, Lorie Komlyn; Preservation Assistant, Sarah Lawton.*

A full recording of the hearing is available at [Boston.gov/landmarks](https://boston.gov/landmarks).

4:03PM: Subcommittee Chair Berarducci called the Design Review public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing. Boston City Councilor for District 8, Sharon Durkin made herself known. There were no members of the press present.

Following this brief introduction he called the first Design Review application.



I. DESIGN REVIEW SUBCOMMITTEE

APP #23.0855 BLC

ADDRESS: 4 CHARLES STREET, BOSTON, MA

Applicant: Helene Guezennec

Proposed Work: Renovation of existing Tool Shed and construction of a new Parks Facilities building. Minor landscape changes to accommodate new programming.

PROJECT REPRESENTATIVES: Maressa Perrault, Kyle Zick, and Brett Bentson were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to construct a new Parks and Recreation facilities building and to renovate an existing tool shed.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed exterior elevation drawings, existing section drawings, scope of repairs photographs and drawings, viewpoint photographs of the proposed work from South, Charles Street crossing walk and the public garden suspension bridge. Documents presented also included the proposed site plan, proposed lighting plan, landscape plan, proposed fence drawings, landscape plan and material palettes, landscape site preparation plan.

DISCUSSION TOPICS: Discussion topics included an overview of the history and ornamentation of the existing structures, overview of previous proposals that came before the Commission, proposal adjustments concerning the trash removal and the driveway curb cut off, the proposal to renovate the existing building and provide new construction additions to the south elevations. Discussion regarding the necessity of having a facility for the Parks and Recreation department to maintain and operate within the park areas. The constraints regarding the expansion of the existing facilities due to existing specimen trees, a tool house, and Charles Street. The existing and proposed floor plans, an existing parking area, methods to protect the greenery during construction, existing greenery species,, the existing conditions of the area surrounding the existing building, changes to existing walking pathways and new accessible pathways, the new lighting fixtures, the new glass transoms, whether lighting will be continuous or discontinuous. The scope of repairs and removal to the existing building, paint colors, materials, and dimensions for replacement work and new additions, the existing and proposed fence, color palette for the existing building and proposed color scheme for new construction building and design details, visibility of the proposed work from each face, the heating and cooling system, no plan for signage.



COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the removal of the chimney from the existing building, lighting for the new addition, whether there will be a continuous strip of lighting or individual spots, whether the lighting will follow the outline of the pediment, material of the fence, whether the Parks Department and the Friends of the Public Garden agree with the proposed plant selections and treatment of plants surrounding the existing building, whether there would be signage, the maintenance separation, and the function of the gate door. Comments were offered regarding landscape elements, gardens and foundation planting, species of plants, the heat pump compressor and electric meter, and the construction makeup of walls on the new building.

PUBLIC COMMENT: During the public comment period, Boston City Councilor Sharon Durkan, submitted a written comment and spoke in support of the proposed work. Karen Mauney-Brodek, also spoke in support of the proposed work.

COMMISSIONER BERARDUCCI MOVED TO RECOMMEND ACCEPTING THE APPLICATION AS SUBMITTED.

- If there are any issues that do arise pertaining to say signage or about the requirements for the fire department that could be relegated to staff.

APP #24.0613 BLC

ADDRESS: 450 WALNUT AVENUE, BOSTON, MA 02130

Applicant: Jennifer Epstein

Proposed Work: Rehabilitation of White Stadium, which includes substantial renovation of the existing stadium, the construction of two new buildings, and the addition of new paths and paved surfaces through the Playstead and the Grove areas of Franklin Park.

PROJECT REPRESENTATIVES: Nicole Benjamin, Chris Bridle, and Tamara Roy were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to rehabilitate White Stadium . Specifically, focusing on the West grandstand and the area south of the Stadium.

DOCUMENTS PRESENTED: Documents presented included site components, existing condition photographs, existing view photographs, exterior elevation drawings, interior ground floor plans, section drawings, protection of the Clamshell wall drawings, demolition plans, 3D rendering images of the Clamshell wall and new buildings, option one Organic Form site plan, option two Greenhouse site plan.



DISCUSSION TOPICS: Discussion topics included an overview of previous proposals that came before the Commission during Advisory Review, an overview of construction that is in and outside of their purview, the lease and property lines, areas that the Boston Public Schools are responsible for designing, community engagement efforts, the Clamshell wall, methods to preserve and protect the Clamshell wall during construction, a five step plan during demolition, the relationship between the existing structures and new additions, designs for the West Grandstand, stair and elevator accessibility in the stadium and Grove building, landscaped area details, native plant species and existing trees, the three light polls within their purview, an overview of climate goals, whether the building would explore solar options, new architectural structures visible from the Overlook, alternative building options for the Grove, existing condition of the Overlook, Overlook existing wall structure, material of the wall, the tunnel that going through the Overlook, relationship of the landform building. design details for the organic form and greenhouse building option, the cost estimate for the project.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: Commissioners expressed concerns for the proposal included whether the proposed new buildings are obstructing the Overlook and expressed caution regarding the attractiveness of a glass structure being more transparent. Comments included the loss of a prominent feature such as the Overlook due to new building obstruction, preferences for design option two, the curved plan, the size of the proposed scoreboard and its visibility, the height and location of the lighting stations, the height of the new additions from the sidewalk to the roof. Commissioner questions focused on the purpose of the green house, whether the greenhouse would be used for indoor seating, whether the scoreboard could be relocated to the Northern side of the stadium, whether the applicant has reviewed any historic documentation about the color scheme and condition of the Clamshell wall, whether the appearance of the Clamshell will modified to meet code or safety requirements.

PUBLIC COMMENT: During the public comment period, the following participants offered public comments

Four members of the public submitted written comments and stressed the importance of a thorough review process rather than expediting this review process.

Barry Lawton, offered questions regarding the parking facilities and the track and



field facilities.

Charles Birnbaum, offered questions regarding the BLC guidelines and community engagement efforts also expressing concern regarding the lack of contextual analysis within the presentation.

Karen Mauney-Brodek, called for a MEPA review and spoke in support of restoring White Stadium. However they expressed concern regarding the applicants community engagement efforts and how the project is being reviewed and designed separately.

Sarah Freeman, requested that BLC public notices for hearings be posted on the Boston.gov events page.

Joshua Champagne, a representative from Boston City Councilor Tania Fernandes-Anderson's office, offered comments on behalf of Councilor Fernandes-Anderson which discussed rezoning, transportation, and the impact this project will have on the abutters.

Ellen Lipsey, offered questions about when the Boston Public School design proposal would be brought before the BLC. Also, offering comments about a state law that supports BLC review of designs for historic properties.

Ethan Carr, offered comments regarding the Elma Lewis Theater and expressed concern regarding an expedited review process and the project being designed separately.

Peat Duggin, expressed concern with the proposed scoreboard and offered comments regarding the historic nature of the park and noted that the park was made for Boston residents to have solace in nature.

COMMISSIONER BERARDUCCI & WALKER MOVED TO RECOMMEND THIS APPLICATION BE REMANDED TO A DESIGN REVIEW SUBCOMMITTEE.

ADJOURN – 5:15 PM



II. BUSINESS HEARING

COMMISSIONERS PRESENT: David Berarducci, Bradford Walker, John Amodeo, Lynn Smiledge, Susan Goganian, Anne Renehan, Richard Henderson, Jeffrey Gonyeau, Chris Hart, Jeffrey Heyne, Angela Ward Hyatt, Justine Orlando, Kirsten Hoffman. John Freeman

COMMISSIONERS ABSENT: Felicia Jacques.

STAFF PRESENT: Staff Architect, Chelsea Blanchard and BLC Executive Director, Rosanne Foley; Director of Office of Historic Preservation, Murray Miller; Director of Design Review, Joseph Cornish; Chief of Environment, Energy and Open Space, Mariama White-Hamond; & Assistant Survey Director, Dorothy Clark; Architectural Historian, Lorie Komlyn; Preservation Assistant, Sarah Lawton.

PUBLIC OFFICIALS PRESENT: City Registrar, Paul Chong; Commissioner Property Management, City of Boston, Eamon Shelton.

6:00 PM: Commissioner Walker called the public hearing to order. He explained that, pursuant to the Commonwealth of Massachusetts Executive Order Suspending Certain Provisions of the Open Meeting Law, that the public hearing was being conducted virtually via the online meeting platform Zoom in order to review Design Review applications. He also briefly explained how to participate in the online hearing. There were no members of the press present.

Following this brief introduction Chelsea Blanchard called Subcommittee Chair Berarducci to recap the design review items from the Design Review Subcommittee Meeting.

REVIEW OF DESIGN REVIEW ITEMS

APP #23.0855 BLC

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COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: an overview of previous proposals brought forward to the Commission, a review of the existing and proposed landscaping, the recommendations from the Design Review Public hearing.

PUBLIC COMMENT: Public comment was taken during the Design Review Public Hearing at 4:00 PM.

COMMISSIONER BERARDUCCI MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JOHN FREEMAN,RICHARD HENDERSON,JUSTINE ORLANDO, LYNN



**SMILEDGE, SUSAN GOGANIAN DAVID BERARDUCCI, BRADFORD WALKER,
JEFFREY HEYNE)(N: NONE)(ABS: NONE).**

- That any details related to signage or design changes as a result of fire department requirements be remanded to staff.

APP #24.0613 BLC

ADDRESS: 450 WALNUT AVENUE, BOSTON, MA 02130

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COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: an overview of the proposal to rehabilitate White Stadium, the construction of two new buildings, the addition of new paths and paved surfaces through the playstead and the Grove areas of Franklin Park, refinements of the proposal based on the input from the Commission, public comments, recommendations from the Design Review Public Hearing, Design Review Subcommittee volunteers included Commissioner John Amodeo, Justine Orlando and Design Review Chair, David Berarducci.

PUBLIC COMMENT: Public comment was taken during the Design Review Public Hearing at 4:00 PM.

COMMISSIONER BERARDUCCI MOTIONED FOR THE APPLICATION TO BE REVIEWED BY A DESIGN REVIEW SUBCOMMITTEE. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JOHN FREEMAN, RICHARD HENDERSON, JUSTINE ORLANDO, LYNN SMILEDGE, SUSAN GOGANIAN, DAVID BERARDUCCI, BRADFORD WALKER, ANGELA WARD HYATT) (N: NONE) (ABS: NONE).

- **The subcommittee will consist of Commissioners John Amodeo, David Berarducci and Justine Orlando.**

The Chair announced that the Commission would next review Administrative Review/Approval applications.

ADMINISTRATIVE REVIEW/ APPROVAL

The Chair announced that the Commission would next review petitions, study reports, and designation.

22.0982 BSR - 477 COMMONWEALTH AVENUE, BOSTON, MA 02116

Extension of 4-12-2022 approval of the following work to 4-12-2025 - At existing rooftop addition: remove existing elevator penthouse and exposed supporting steel structural beams attached to the shared party wall; raise roof; replace door; install standing-seam copper cladding; and install a chiller with a mechanical screen on three sides.

24.0601 BLC - 992 CENTRE STREET, JAMAICA PLAIN, MA 02132

To remove and replace one wood patio door with a steel door at the rear elevation.



24.0556 BLC - 139 TREMONT STREET, BOSTON, MA 02108 - BOSTON COMMON

Replacement of trash receptacles with new metal barrels to curtail the rodent infestation in the Common.

24.0630 BLC - 10 MELVILLE AVENUE, DORCHESTER, MA 02125

We are proposing to replace all non-original aluminum frame 1-over-1 Double Hung windows in the main house with new all-wood 1-over-1 Double Hung windows. Existing stained glass windows will remain.

24.0570 BLC -3 MCKINLEY STREET BOSTON MA, - CUSTOM HOUSE TOWER

Replace inserts on existing signage plinths and one location on the entryway for new branding

24.0588 BLC - 88 LAMBERT AVENUE, BOSTON MA

Emergency replacement of existing asphalt roof on main house.

24.0619 BLC - 465 HUNTINGTON AVE, BOSTON, MA 02115 - MUSEUM OF FINE ARTS

Skylight replacement at the MFA - Evans Wing. Work to include roof replacement as well.

COMMISSIONER BERARDUCCI MOTIONED FOR THE APPLICATION TO BE REVIEWED BY A DESIGN REVIEW SUBCOMMITTEE. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 8-0 (Y: JOHN FREEMAN,RICHARD HENDERSON,JUSTINE ORLANDO, LYNN SMILEDGE, SUSAN GOGANIAN DAVID BERARDUCCI, BRADFORD WALKER, LINDSEY MAC-JONES)(N: NONE)(ABS: NONE).

III. PETITIONS, STUDY REPORTS, & DESIGNATIONS

#225.16 BLUE CROSS BLUE SHIELD BUILDING 133 FEDERAL STREET DESIGNATION

Public Feedback closed December 27, 2023 & Amended Study Report posted January 10, 2024.

COMMISSIONER COMMENTS AND QUESTIONS: There were no Commissioner comments.

PUBLIC COMMENT: During the public comment period, the following participants



spoke; Matthew Kiefer, representing the building owner, offered comments regarding the possibility of converting the building to residential use.

COMMISSIONER FREEMAN MOTIONED FOR A CONTINUANCE FOR AMENDMENTS TO THE STUDY REPORT. COMMISSIONER SMILEDGE SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JOHN FREEMAN, RICHARD HENDERSON, JUSTINE ORLANDO, LYNN SMILEDGE, SUSAN GOGANIAN DAVID BERARDUCCI, BRADFORD WALKER, ANNE RENEHAN) (N: NONE) (ABS: NONE).

Chair Brad Walker extended the public comment period to February 6th, 2024.

#224.07 CITY HALL DESIGNATION

Public Feedback closed November 7, 2023 & Amended Study Report posted January 12, 2024.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner comment and discussion period, Commissioners offered comments regarding the summary edits to the study report and stated that there is room within the Design Review process for accessibility improvements. Also, stating that the BLC has reviewed numerous projects where they've worked with owners to incorporate accessibility changes.

PUBLIC COMMENT: During the public comment period, the following participants spoke;

Chief Mariama White-Hammond, offered comments about the BLC backlog, and expressed concerns regarding the accessibility of the second floor.

Paul Chung, City Registrar, wanted to provide comment and echo the Chief, showed images of the 2nd floor, overview of the city services provided on the 2nd floor, request that we do not landmark the second floor, because this building can not reach across the counters due to tall counters, constituent services overview, constituent feedback not in favor of current layout. We could talk through the operational flexibility that the city can have.

Gary Wolf, spoke in support of historic preservation. We are in full support of the changes that have been proposed, and with respect to the comments that the adjustments required for everyday practicality are certainly something that most of us architects and preservationists will consider with respect to the significance of



the building and the spaces that are there.

Dorothy Clark, many people have a limited and narrow view about landmarking. Instructed to violate the enabling legislation. Landmarking does not take precedence over making places accessible to people.

Eamon Shelton, property management, can count him as an advocate who is in favor of landmarking the building. Object to landmarking the 2nd floor.

Mark Pasnik, I'm an author of one of the authors of the Conservation Management plan, and I just don't know if the amendments to include space can be adapted in some way. But I would encourage looking at the Camp itself, because it actually encourages fixing issues of handicap accessibility. And it also has a way of

COMMISSIONER GOGANIAN MOTIONED FOR A CONTINUANCE FOR AMENDMENTS TO THE STUDY REPORT. COMMISSIONER HENDERSON SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JOHN FREEMAN,RICHARD HENDERSON,JUSTINE ORLANDO, LYNN SMILEDGE, SUSAN GOGANIAN DAVID BERARDUCCI, BRADFORD WALKER)(N: NONE)(ABS: NONE).

Chair Brad Walker extended the public comment period to February 6th, 2024.

#115 THE ROPEWALK, CHARLESTOWN DESIGNATION

Public feedback closed on July 1, 1988 & Amended Study Report was posted on January 10, 2024.

COMMISSIONER COMMENTS AND QUESTIONS: There were no Commissioner comments.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER HENDERSON MOTIONED TO ACCEPT AMENDMENTS TO THE STUDY REPORT. COMMISSIONER GOGANIAN SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JOHN FREEMAN,RICHARD HENDERSON,JUSTINE ORLANDO, LYNN SMILEDGE, SUSAN GOGANIAN DAVID BERARDUCCI, BRADFORD WALKER, JEFF CONYEAU)(N: NONE)(ABS: NONE).

COMMISSIONER HENDERSON MOTIONED TO DESIGNATE. COMMISSIONER GOGANIAN SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JOHN



FREEMAN,RICHARD HENDERSON,JUSTINE ORLANDO, LYNN SMILEDGE, SUSAN GOGANIAN DAVID BERARDUCCI, BRADFORD WALKER, JOHN AMODEO)(N: NONE)(ABS: NONE).

#134.00 HUTCHINSON BUILDING FEEDBACK

The study report was posted on December 28, 2023.

COMMISSIONER COMMENTS AND QUESTIONS: There were no Commissioner comments.

PUBLIC COMMENT: During the public comment period, James Greene, representative of the owners, how the standards and criteria will impact changes to the building and are concerned about the adjacent development on Bromfield Street.

Chair Brad Walker extended the public comment period to February 13th, 2024.

IV. HEARING MINUTES

Review and ratification of Public Hearing Minutes from 01/09/2024.

COMMISSIONER SMILEDGE MOTIONED TO APPROVE THE MINUTES. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JOHN FREEMAN,RICHARD HENDERSON,JUSTINE ORLANDO, LYNN SMILEDGE, DAVID BERARDUCCI, BRADFORD WALKER, LINDSEY MAC-JONES, CHRIS HART)(N: NONE)(ABS: NONE).

V. STAFF UPDATES

Chelsea Blanchard, Staff Architect, stated the next BLC business hearing will take place at 6:00 pm, on February 13th.

Chair Brad Walker extended the public comment period to February 6th, 2024 for the Blue Cross Blue Shield Building and Boston City Hall. Chair Brad Walker extended the public comment period to February 13th, 2024 for the Hutchinson building.

Commissioner Smiledge, commented on the Commemoration Commission and provided an update for the Commission.



Commissioner Gonyeau, wished their community preservation committee wished there were overlap with the BLC.

Joseph Cornish, Director of Design Review, will be following up with Commissioners about district Commissioner appointments.

VI. ADJOURN – 7:45 PM

**COMMISSIONER SMILEDGE MOTIONED TO APPROVE THE MINUTES.
COMMISSIONER GONYEAU SECONDED THE MOTION. A VOICE VOTE WAS
CALLED AND ALL COMMISSIONERS PRESENT VOTED TO ADJOURN.**