



**BOSTON LANDMARKS COMMISSION  
PUBLIC HEARING/ MEETING MINUTES**

Boston City Hall Boston, MA, 02201

Held virtually via Zoom

**AUGUST 13, 2024**

**COMMISSIONERS PRESENT:** John Freeman, Richard Henderson, Justine Orlando, Brad Walker, Fadi Samaha, Kirsten Hoffman, Senam Kumahia, Lindsey Mac-Jones, Jeffery Heyne, Jeff Gonyeau, John Amodeo.

**COMMISSIONERS ABSENT:** Sue Goganian, Angela Ward-Hyatt, Chris Hart, David Beraducci, Felicia Jacques, Celina Barrios-Millner.

**STAFF PRESENT:** Staff Architect, Chelsea Blanchard; Director of Design Review, Joseph Cornish; & Assistant Survey Director, Dorothy Clark; Architectural Historian, Jennifer Gaugler; Preservation Assistant, Sarah Lawton.

**CITY STAFF PRESENT:** Boston Planning and Development Agency, Alexa Pinard.

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

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**6:03 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 he called for the review of the petitions, study reports, and designations.

**I. PETITIONS, STUDY REPORTS, & DESIGNATIONS**

**THE MOAKLEY HOUSE, 1812 COLUMBIA ROAD, SOUTH BOSTON**

BLC Vote on Survey Rating Category.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs.

**DISCUSSION TOPICS:** Discussion topics included an overview of the biography



and legacy of Congressman John Joseph “Joe” Moakley and his wife Evelyn Moakley who resided at 1812 Columbia Road. Additionalary and overview architectural style and details of the property and renovations made to the exterior.

**COMMISSIONER AMODEO MOTIONED TO ACCEPT THE SURVEY RATING. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JF, RH, JO, SK, FS, LMJ, KH, JG, BW)(N: NONE)(ABS: NONE).**

### **THE MOAKLEY HOUSE, 1812 COLUMBIA ROAD, SOUTH BOSTON**

BLC Vote to accept the petition for further study.

**PROJECT REPRESENTATIVES:** Elizabeth Smith presented on behalf of the petitioners. They presented the proposed scope of work to the Commission, which included an overview of the Moakley house at 1812 Columbia Road.

**DOCUMENTS PRESENTED:** Documents presented included existing condition photographs, photographs of John Moakley and artifacts related to the home, historical images, aerial photograph, and a context diagram.

**DISCUSSION TOPICS:** Discussion topics included an overview of the career highlights and biographies of John Joseph “Joe” Moakley and his wife Evelyn Moakley, an overview of the architectural style and details of the property, the architectural significance for the South Boston neighborhood, and an overview of the streetscape of Columbia Road.

**COMMISSIONER COMMENTS AND QUESTIONS:** There were no Commissioner comments or questions.

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

Richard Lynds, representative of the owners of the property, offered comments regarding the letter that had been submitted on behalf of the owners to the BLC.

Robin Adams, spoke in support of the petition for further study.

Paul Sobchuck, spoke in opposition of the petition for further study.

Bob Swirbalus, spoke in support of the petition for further study.



Chris Hren, spoke in support of the petition for further study.

Brian Cloherty, resident of 1812 Columbia Road, spoke in opposition of the petition for further study and landmark designation.

Thomas McGarth, spoke in opposition of the petition for further study and landmark designation.

Ginny Lane, spoke in opposition of the petition for further study and landmark designation.

**COMMISSIONER FREEMAN MOTIONED TO ACCEPT THE PETITION FOR FURTHER STUDY. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 7-2-0 (Y: JF, RH, JO, JG, JA, JH, BW)(N: SK, FS)(ABS: NONE).**

The Chair announced that the Commission would next review the BLC Subcommittees.

## **II. SUBCOMMITTEES - COMMISSIONER VOLUNTEERS NEEDED**

### **REQUEST FOR FIVE COMMISSIONER VOLUNTEERS FOR MONUMENT SQUARE STUDY COMMITTEE**

Jennifer Gaugler, Architectural Historian, offered comments regarding the need for five commission volunteers for the Monument Square Study Committee and offered information regarding the draft study report and responsibilities of the committee.

Commissioner Gonyeau, Commissioner Samaha, Commissioner Mac-Jones, Commissioner Henderson, and Commissioner Kumahia volunteered to serve on the Monument Square Study Committee.

Alexa Pinard, the Interim BLC Executive Director/Boston Planning and Development Agency, noted that the committee should consist of eleven total members: six appointees from the Mayor that are neighborhood residents and five BLC Commissioners.

Commissioner Freeman, offered comments regarding his experience serving on the Highland Park Study Committee and spoke in support of volunteering for a study subcommittee.

Commissioner Henderson, offered questions regarding the status of the study report and whether six appointees had been appointed by the Mayor.



## **REQUEST FOR ONE MORE COMMISSIONER VOLUNTEER FOR STUDY REPORT SUBCOMMITTEE.**

Dorothy Clark, Assistant Survey Director, offered comments regarding the last meeting of the Study Report Subcommittee and mentioned the responsibilities of joining the committee.

Commissioner Freeman and Commissioner Heyne volunteered to serve on the Study Report Subcommittee.

Commissioner Walker, asked questions about the active members on the Study Report Subcommittee

The Chair announced that the Commission would next review the updated BLC application fee policy.

### **III. BLC APPLICATION FEE POLICY**

Alexa Pinard, the Interim BLC Executive Director/Boston Planning and Development Agency, proposed to vote for a policy where the commission or its staff may grant a waiver for projects whose cost exceeds \$500,000 if the applicant demonstrates that payment of the fee would constitute an economic hardship. Projects proposing to construct residential units, where no fewer than 60% of the units qualify as affordable, shall qualify for such a waiver.

**COMMISSIONER COMMENTS AND QUESTIONS:** During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: whether the BLC or staff would determine if a project is eligible for the waiver, whether this policy change would impact the operational budget of the BLC, what would be considered new construction or major exterior change, whether this applies to the historic districts as well, what would be defined as an economic hardship.

**COMMISSIONER FREEMAN MOTIONED TO ACCEPT THIS POLICY. COMMISSIONER KUMAHIA SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JF, RH, JO, SK, FS, LMJ, KH, JH, BW)(N: NONE)(ABS: NONE).**

### **IV. RATIFICATION OF HEARING/MEETING MINUTES**

Vote to approve the minutes from the hearing on July 23, 2024 will be postponed until the next BLC meeting on August 27, 2024.



## **V. STAFF UPDATES**

Chelsea Blanchard, Staff Architect, stated the next BLC Design Review Hearing will take place at 4:00 pm and the Business Hearing will take place at 6:00 pm on August 27th, 2024.

Commissioner Henderson, also invited Commissioners to take a tour of the Charles F. Hurley Building.

## **VI. ADJOURN - 7:02 PM**

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