



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

NOVEMBER 26, 2024

I. DESIGN REVIEW SUBCOMMITTEE 4:00 PM

COMMISSIONERS PRESENT: David Berarducci, Jeffrey Heyne, Brad Walker (Chair).

COMMISSIONERS ABSENT: John Amodeo, Celina Barrios-Millner, John Freeman, Jeffrey Gonyeau, Christopher Hart, Richard Henderson, Kirsten Hoffman, Felicia Jacques, Senam Kumahia, Lindsey Mac-Jones, Justine Orlando (Vice-Chair), Fadi Samaha, Angela Ward-Hyatt.

STAFF PRESENT: Staff Architect, Chelsea Blanchard; Director of Design Review, Joseph Cornish; Preservation Assistant, Sarah Lawton.

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

4:03PM: Commissioner called the Design Review Subcommittee 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 the first Design Review application.

APP # 25.0307 BLC

ADDRESS: BOND HAMPTON HOUSE, 88 LAMBERT AVENUE, ROXBURY, MA - NEW TOWNHOUSE CONSTRUCTION ON PARCEL

Applicant:

Proposed Work: Review the design for new Townhouses to be constructed at the rear of the lot.

PROJECT REPRESENTATIVES: Elizabeth Whittaker, Chris Johnson, Michael Winston were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, aerial maps, existing and proposed site plans, zoning details, perspective view images, proposed roof and floor plans, and proposed elevation drawings.



DISCUSSION TOPICS: Discussion topics included the current condition of the existing building, an overview of the changes to the previous design, visibility of the proposed work, zoning regulations, a summary of feedback provided by the Commission, the existing site plan and footprint, the proposed brick material for the facades, the proposed setback for the townhomes, dimensions and material for the proposed hexagonal bays, the proposed parking area, the proposed height of the townhomes, details regarding the proposed windows, doors, and cornice, and the proposed front yard fencing.

COMMISSIONER COMMENTS AND QUESTIONS: Discussion topics included the existing condition of the existing house, the property's grade change, the proposed open brick fencing, whether there was precedent for open fencing in the neighborhood, the proposed height, material, and design of the retaining wall and walls along the sidewalk, proposed topper for the new brick walls, whether there was proposed cornice design, the recommendation to include coping, whether exterior lighting would be incorporated in the proposed work, details regarding the electricity for the townhomes, the proposed electric condensers, and whether screening could be for the trash area.

PUBLIC COMMENT: Joan Seamster, offered questions regarding the proposed work and the existing community mural.

Kate Phelps, offered comments regarding the proposed work and the existing condition of the landmark.

Andrew Shelburne, offered comments regarding the existing and proposed setback along Lambert Avenue.

COMMISSIONER BERADUCCI RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- *The applicant return to the Commission with further development on the front garden and garden wall.*
- *The applicant should review developed architectural details and materials with Staff, and return to the Commission for an additional review and approval.*

ADJOURN – 5:13 PM



COMMISSIONERS PRESENT: David Berarducci, John Freeman, Jeffrey Gonyeau, Richard Henderson, Jeffrey Heyne, Kirsten Hoffman, Felicia Jacques, Fadi Samaha, Brad Walker (Chair), Angela Ward-Hyatt.

COMMISSIONERS ABSENT: John Amodeo, Celina Barrios-Millner, Susan Goganian, Christopher Hart, Senam Kumahia, Lindsey Mac-Jones, Justine Orlando (Vice-Chair).

STAFF PRESENT: Staff Architect, Chelsea Blanchard; Preservation Planner, Rachel Erickesen; Director of Design Review, Joseph Cornish; & Assistant Survey Director, Dorothy Clark; Architectural Historian, Jennifer Gaugler; Preservation Assistant, Sarah Lawton, Alexa Pinard, Interim Executive Director.

6:01 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. Members of the press Allison Pultinas, Fenway News made herself known.

Following this brief introduction Commissioner Beraducci summarized the design review items from the Design Review Subcommittee Meeting.

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proposed hexagonal bays, the proposed parking area, the proposed height of the townhomes, details regarding the proposed windows, doors, and cornice, and the proposed front yard fencing.

COMMISSIONER COMMENTS AND QUESTIONS: Discussion topics included the condition of the existing house, the existing grade change, the proposed townhome design, the proposed height, material, and design of the front walls, and details regarding the plans for the proposed work.

PUBLIC COMMENT: Joan Seamster, offered questions regarding the proposed work and the existing community mural.

Kate Phelps, offered comments regarding the proposed work and the existing condition of the landmark.

Andrew Shelburne, offered comments regarding the existing and proposed setback along Lambert Avenue.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: JF, RH, DB, FS,JG, AWH, JH, BW) (N:NONE) (ABS: FJ).

- *The applicant return to the Commission with further development on the front garden and garden wall.*
- *The applicant should review developed architectural details and materials with Staff, and return to the Commission for an additional review and approval.*

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

III. ADMINISTRATIVE REVIEW/APPROVAL

25.0331 BLC - THE OMNI PARKER HOUSE, 60 SCHOOL STREET, BOSTON, MA - exterior masonry repairs.

25.0416 BLC - THE COPLEY PLAZA, 138 SAINT JAMES AVE, BOSTON MA - Masonry Unit Replacement in-kind.

25.0410 BLC - COMMONWEALTH AVENUE MALL, FAIRFIELD ST, BOSTON,MA - Upgrades to lighting at Woman's Memorial.

25.0434 BLC - TREMONT TEMPLE, 88 TREMONT STREET, BOSTON, MA - Facade repairs, cutting and repointing of sandstone, marble, & brick, as necessary; repairing shifted lintel units.

25.0391 BLC - THE WARREN HOUSE, 130 WARREN STREET, ROXBURY, MA - Full masonry repointing & roof restoration with copper flashing.



25.0391 BLC - THE RICHARDSON BLOCK, 133 PEARL STREET, BOSTON MA - Cornice Replacement In-Kind.

25.0370 BSR - 47 BAY STATE ROAD, BOSTON, MA - Front facade repair front entry steps.

25.0280 SB 31 CUMBERLAND STREET, BOSTON, MA - Replace 3 windows facing the Southwest Corridor in-kind, repoint building in-kind.

25.0333 SB 8 FOLLEN STREET, BOSTON, MA - Repoint existing building in-kind.

25.0360 SB 104 ST. BOTOLPH STREET, BOSTON, MA - Replace deteriorated shingles in-kind, replace downspout to match existing gutters.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, RH, DB, FS, KH, AWH, JH, BW) (N:NONE) (ABS: NONE).

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

IV. PETITIONS, STUDY REPORTS, & DESIGNATIONS

19 KENTON ROAD, JAMAICA PLAIN PETITION HEARING

Vote to Accept Petition for Further Study.

REPRESENTATIVES: Joy Silverstein, was the petitioner representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, 1874 Hopkins map and aerial maps, and a list of previous renters and owners.

DISCUSSION TOPICS: Discussion topics included the existing conditions of the property, a biography of the former owner Isaac H. Carey, the history of the neighborhood and information about previous tenants and owners, an overview of the historical and architectural significance of the property.

COMMISSIONER COMMENTS AND QUESTIONS: Discussion topics included the current demolition plans, the streetscape of Kenton Road and other properties that are historically significant, and whether other abutting properties could be studied within the report.

PUBLIC COMMENT: Michael Babcock, spoke in support of preserving this property.



COMMISSIONER HENDERSON MOTIONED TO ACCEPT PETITION FOR FURTHER STUDY. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, RH, DB, FS, KH, JG, JH, BW) (N:NONE) (ABS: NONE).

#110 JEWELERS BUILDING

Amended study report posted 11/13/2024.

Vote to Accept Study Report & Vote to Designate.

DISCUSSION TOPICS: Discussion topics included a summary of the edits made to the study report and a summary of the additional changes requested by the current owners.

COMMISSIONER COMMENTS AND QUESTIONS: Discussion topics included the changes recommended by the current owners, the history of the existing windows, the existing condition of the Bromfield Street entrance, whether there were any remaining parts of the original entry intact.

PUBLIC COMMENT: Barbara Boylan, owner, offered comments regarding the owners recommended changes to the study report.

Ronald M. Druker, owner, spoke in favor of designation and offered recommended changes to the study report.

Doug Kelleher, offered comments regarding changes to the study report.

COMMISSIONER BERADUCCI MOTIONED TO ACCEPT THE AMENDED STUDY REPORT. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, RH, DB, FS, KH, JG, AWH, BW) (N:NONE) (ABS: NONE).

COMMISSIONER BERADUCCI MOTIONED TO ACCEPT THE DESIGNATION. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, RH, DB, FS, JG, AWH, JH, BW) (N:NONE) (ABS: NONE).

V. ADVISORY REVIEW

APP # 25.0417 BLC

ADDRESS: MISSION CHURCH COMPLEX - 1545 TREMONT, BOSTON, MA

Applicant: List



Proposed Work: Commission to review the new addition proposed at the Rectory Building.

PROJECT REPRESENTATIVES: Marc LaCasse, Matthew Thomas Teismann, and Ali Dutson were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, excerpts from the Mission Church Complex study report, streetscape photographs, proposed perspective images, list of abutting properties, existing and proposed site and floor plans, proposed roof plans, existing and proposed elevation drawings and renderings, sightline section, proposed building and wall sections, proposed window elevation and details, and proposed exterior materials.

DISCUSSION TOPICS: Discussion topics included an the Mission Church Complex study report, neighborhood context, an overview of the Mission Grammar School and the current owners of the Mission Church Complex, the current uses of the complex, areas of the property that will remain unaltered, the proposed plans for the new stairs and elevator core, egress and accessibility requirements, an overview of all the proposed changes to the existing Rectory Building and elevations, the proposed setback for the new addition, the existing massing and footprint of the building, the existing cornice height and stone detailing, and the materials for the proposed work.

COMMISSIONER COMMENTS AND QUESTIONS: Discussion topics included the existing conditions, visibility of the proposed work, the existing and proposed facade setback, details regarding the proposed bay windows on the new addition, the proposed banding on the North elevation, the possibility of creating a shadow line, and whether the proposed stair could be reconfigured into a square footprint,

PUBLIC COMMENT: Alison Pultinas, spoke in support of the proposed work and offered comments regarding the current and future use of the building.

VI. HEARING MINUTES

Review and ratification of Public Hearing Minutes from November 12, 2024.

COMMISSIONER WARD-HYATT MOTIONED TO APPROVE THE MEETING MINUTES. COMMISSIONER SAMAHA SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: FJ, JF, RH, DB, FS, KH, AWH, JH, BW) (N:NONE) (ABS: NONE).



VII. STAFF UPDATES

Chelsea Blanchard, Staff Architect, stated the Design Review Hearing will take place at 5:00 PM, on December 10, 2024 & BLC Business will take place at 6:00 PM. Chelsea, also provided an update on Commissioner training and handbooks.

VIII. ADJOURN – 7:30 PM

COMMISSIONER HENDERSON MOTIONED TO ADJOURN. COMMISSIONER GONYEAU SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENTED VOTED IN FAVOR.