



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

JANUARY 28, 2025

I. DESIGN REVIEW SUBCOMMITTEE 4:00 PM

COMMISSIONERS PRESENT: David Berarducci, Jeffrey Heyne, Justine Orlando, Bradford Walker.

COMMISSIONERS ABSENT: John Amodeo, Lynn Smiledge, Susan Goganian, Anne Renehan, Richard Henderson, Jeffrey Gonyeau, Chris Hart, Angela Ward Hyatt, Lindsey Mac-Jones, Felicia Jacques, John Freeman, Kirsten Hoffman.

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

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

4:02 PM: Commissioner Beraducci 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. Member of the press Alison Pultinas, Fenway News, made herself known.

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

APP # 25.0546 BLC

ADDRESS: 1545 TREMONT STREET, BOSTON, MA

Applicant: Marc LaCasse

Proposed Work: Addition to the rectory building. (Previously reviewed at BLC Advisory Review).

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

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed site and floor plans, existing and proposed South, East, and North elevations, sightline sections, and building and wall sections.



DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of the comments and recommendations received during BLC Advisory Review, the visibility of the proposed work, details and plans regarding the proposed exterior elevator and stair, the proposed design for the exterior stair, the existing and proposed exterior materials, the dimensions and shape of the blind window, the possibility of continuing the horizontal cornice banding across the north addition, egress and accessibility requirements for the existing rectory building, details about the salvaging and reuse of the existing windows, sills and lintels, coping, masonry, and cast stone veneer accents.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the location of the proposed blind window, whether a real window could be added, the timeline for demolition and whether salvaging existing details was tangible, the visibility of the proposed work, whether the horizontal cornice banding could continue across the east facade, and whether the North facade was coplanar with the addition.

PUBLIC COMMENT: Alison Pultinas, Fenway News, commented on the proposed salvage plans and demolition on the rear.

COMMISSIONER WALKER RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- *Add horizontal banding across the east façade between levels 4 and 5.*
- *Return to staff if any proposed salvaged components are not feasible.*
- *Ensure appropriate protection of the garden during construction.*

APP #25.0537 BLC

ADDRESS: 10 POST OFFICE SQUARE, BOSTON, MA

Applicant: Christine McMahon

Proposed Work: New exterior awnings and signage.

PROJECT REPRESENTATIVES: Mike Carroll, Christine McMahon, Sarah Mccan, Ronald Valverde and Nancy Nam were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, aerial images, existing and proposed exterior elevations and site plans, light specifications, and signage designs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the background of the building history and architectural details, the proposed materials and dimensions of the exterior planters, awnings, and glass door



and transom, the proposed design, material, and dimensions of the new blade and plaque signage, the removal of the existing signage, the installation method for new signage, plans for the proposed lighting additions, and the day and night time lighting views.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the plans to restore and refurbish existing exterior details, the removal of the existing signage, the recommended method for installing new signage, the proposed mechanical louvers and panel, the proposed graphics and decal for the building address and signage, the techniques to treat the existing brass lanterns and storefront, the plans to replace the existing exterior planters with carved stone, the possibility of protecting the sills from condensation from the louvers and vents, the proposed restaurant canopy, the material of the existing windows, the proposed dimensions for the existing doors, the location and intensity of new lighting features, and the possibility of coordinating lighting with neighboring buildings.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERADUCCI RECOMMENDED TO CONTINUE THE APPLICATION.

- *Encourages alternate approaches to restaurant door and door surround more sympathetic to the building.*
- *The elimination of a large sign panel covering a window on the 2nd floor above the door.*
- *More details about the relationship between the proposed marquee and the existing stone door surround.*
- *More details about signage mounting, light fixture mounting, and proposed HVAC grilles intended to replace two windows.*

APP #25.0528 BLC

ADDRESS: BACK BAY FENS PARK, BOSTON, MA

Applicant: Kyle Zick

Proposed Work: New pathways, landscape and hardscape to improve storm water treatment and accessibility.

PROJECT REPRESENTATIVES: Lauren Bryant and Kyle Zick were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, the Olmsted plan for 1887, the Shurcliff Plan from 1921, photographs of Back Bay Fens from 1887 and 1977, existing and proposed vegetation, signage, furnishings, and site plans, existing and proposed pathway locations, and proposed



changes to the O'Reilly and World War Two memorials.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of the comments received during community engagement meetings and city agency reviews, background on Frederick Olmsted and Arthur Shurcliff, the dimensions, paving details, and location for existing and proposed pathways, an overview of the proposed plans to improve accessibility within the Back Bay Fens, the proposed installation of sixty trees, the existing and proposed safety, identification, and wayfinding signage, the proposed lighting additions for pathways, background history and the proposed changes to the World War Two and O'Reilly Memorial.

COMMISSIONER COMMENTS AND QUESTIONS: : Commissioners discussed the existing conditions, the proposed paving materials for the new pathways, the material of the proposed stair, the design and material for the new trash receptacles, the proposed planting species and whether the proposed plantings were invasive, the details regarding the proposed signage, and the dimensions and materials for the footbridge handrails.

PUBLIC COMMENT: Alison Pultinas, Fenway News, commented on the proposed paving material for pathways near the Victory Garden.

Sarah Freeman, commented on the need for bike pathways and bicyclist safety.

Karen Mauney-Brodek, President of the Emerald Necklace Conservancy, spoke in support of the proposed work.

Written comments were submitted by the Fenway Civic Association.

COMMISSIONERS RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- *Review concrete scoring at O'Reilly Memorial paving with staff.*

ADJOURN – 6:07 PM



II. BOSTON LANDMARKS COMMISSION BUSINESS HEARING

6:07 PM

COMMISSIONERS PRESENT: John Amodeo, David Berarducci, John Freeman, Jeffrey Gonyeau, Jeffrey Heyne, Kirsten Hoffman, Felicia Jacques, Senam Kumahia, Lindsey Mac-Jones, Justine Orlando (Vice-Chair), Brad Walker (Chair).

COMMISSIONERS ABSENT: Celina Barrios-Millner, Christopher Hart, Fadi Samaha, Angela Ward-Hyatt, Sue Goganian.

STAFF PRESENT: Staff Architect, Chelsea Blanchard; Director of Design Review, Joseph Cornish; Architectural Historian, Jennifer Gaugler; Director of the Office of Historic Preservation, Kathy Kottaridis; Preservation Assistant, Sarah Lawton.

6:07 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. Member of the press Alison Pultinas, Fenway News.

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

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DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of the comments and recommendations received during BLC Advisory Review, the visibility of the proposed work, details and plans regarding the proposed exterior elevator and stair, the proposed design for the exterior stair, the existing and proposed exterior materials, the dimensions and shape of the blind window, the possibility of continuing the horizontal cornice banding across the north addition, egress and accessibility requirements for the existing rectory



building, details about the salvaging and reuse of the existing windows, sills and lintels, coping, masonry, and cast stone veneer accents.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the location of the proposed blind window, whether a real window could be added, the timeline for demolition and whether salvaging existing details was tangible, the visibility of the proposed work, whether the horizontal cornice banding could continue across the north addition, and whether the North facade was coplanar with the addition.

PUBLIC COMMENT: Alison Pultinas, Fenway News, commented on the proposed salvage plans and demolition on the rear.

COMMISSIONER ORLANDO MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER BERADUCCI SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: DB, JF, JG, KH, FJ, SK, LMJ, JO, BW) (N: NONE) (ABSTAIN: NONE).

- *Add horizontal banding across the east façade between levels 4 and 5.*
- *Return to staff if any proposed salvaged components are not feasible.*
- *Ensure appropriate protection of the garden during construction.*

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ADDRESS: 10 POST OFFICE SQUARE, BOSTON, MA

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Proposed Work: New exterior awnings and signage.

PROJECT REPRESENTATIVES: Mike Carroll, Christine McMahon, Sarah Mccan, Ronald Valverde and Nancy Nam were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, aerial images, existing and proposed exterior elevations and site plans, light specifications, and signage designs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the background of the building history and architectural details, the proposed materials and dimensions of the exterior planters, awnings, and glass door and transom, the proposed design, material, and dimensions of the new blade and plaque signage, the removal of the existing signage, the installation method for new signage, plans for the proposed lighting additions, and the day and night time lighting views.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the



plans to restore and refurbish existing exterior details, the removal of the existing signage, the recommended method for installing new signage, the proposed mechanical louvers and panel, the proposed graphics and decal for the building address and signage, the techniques to treat the existing brass lanterns and storefront, the plans to replace the existing exterior planters with carved stone, the possibility of protecting the sills from condensation from the louvers and vents, the proposed restaurant canopy, the material of the existing windows, the proposed dimensions for the existing doors, the location and intensity of new lighting features, and the possibility of coordinating lighting with neighboring buildings.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER ORLANDO MOTIONED TO CONTINUE THE APPLICATION WITH PROVISOS. COMMISSIONER KUMAHIA SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, DB, JF, JH, FJ, SK, LMJ, JO, BW) (N: NONE) (ABSTAIN: NONE).

- *Encourages alternate approaches to restaurant door and door surround more sympathetic to the building.*
- *The elimination of a large sign panel covering a window on the 2nd floor above the door.*
- *More details about the relationship between the proposed marquee and the existing stone door surround.*
- *More details about signage mounting, light fixture mounting, and proposed HVAC grilles intended to replace two windows.*

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DOCUMENTS PRESENTED: Documents presented included existing condition photographs, the Olmsted plan for 1887, the Shurcliff Plan from 1921, photographs of Back Bay Fens from 1887 and 1977, existing and proposed vegetation, signage, furnishings, and site plans, existing and proposed pathway locations, and proposed changes to the O'Reilly and World War Two memorials.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of the comments received during community engagement



meetings and city agency reviews, background on Frederick Olmsted and Arthur Shurcliff, the dimensions, paving details, and location for existing and proposed pathways, an overview of the proposed plans to improve accessibility within the Back Bay Fens, the proposed installation of sixty trees, the existing and proposed safety, identification, and wayfinding signage, the proposed lighting additions for pathways, background history and the proposed changes to the World War Two and O'Reilly Memorial.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions, the proposed paving materials for the new pathways, the material of the proposed stair, the design and material for the new trash receptacles, the proposed planting species and whether the proposed plantings were invasive, the details regarding the proposed signage, and the dimensions and materials for the footbridge handrails.

PUBLIC COMMENT: Alison Pultinas, Fenway News, commented on the proposed paving material for pathways near the Victory Garden.

Sarah Freeman, commented on the need for bike pathways and bicyclist safety.

Karen Mauney-Brodek, President of the Emerald Necklace Conservancy, spoke in support of the proposed work.

Written comments were submitted by the Fenway Civic Association.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, DB, JF, JG, KH, FJ, SK, JO, BW) (N: NONE) (ABSTAIN: NONE).

- *Review concrete scoring at O'Reilly Memorial paving with staff.*

The Chair announced that the Commission would next review the Advisory Review.

III. ADVISORY REVIEW

APP # 25.0413 BLC

ADDRESS: BOSTON CITY HALL - ONE CITY HALL SQUARE, BOSTON, MA

Applicant: Tieshia Walton

Proposed Work: Proposal to add a four-stop elevator and all required work associated with this installation, including a new location for the courtyard curtain wall. Removal of the escalators and replacement with staircase.



PROJECT REPRESENTATIVES: Eamon Shelton, Michael LeBlanc, Kristen McCosh and Maressa Perreault were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, existing and proposed floor plans and interior and exterior elevations.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, current accessibility challenges within City Hall, a summary of the feedback received during the BLC Advisory Review, references to the City Hall study report, egress and energy code requirements, the proposed plans and designs for the existing curtain wall, the proposed removal of a portion of the curtain wall, the proposed plans for the new enclosure that would enclose the elevator hoistway, the elevator lobby, the vestibule, and a larger space at the top of the brick stairs, the differences between the new and existing areas within City Hall, the proposed dimensions and material of the new door and transom, the plans to replace the existing escalators with a wider stair.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the proposed removal and replacement of the existing escalator with wider stairs, the proposed revised designs for the curtain wall, the proposed changes to the existing glass doors, and references to the egress and energy code requirements.

PUBLIC COMMENT: Paul Chong, Boston Registrar, commented on safety concerns regarding the escalators and the proposed door designs.

Mark Pasnik, commented on accessibility improvements and the removal of the pattern wall.

A written comment was submitted by the Boston Preservation Alliance in support of the proposed work.

IV. HEARING MINUTES

Review and ratification of Public Hearing Minutes from 1/14/25.

COMMISSIONER ORLANDO MOTIONED TO APPROVE THE MINUTES.

COMMISSIONER BERADUCCI SECONDED THE MOTION. THE VOTE WAS 8-0-1 (Y: DB, JF, KH, FJ, LMJ, SK, JO, BW) (N: NONE) (ABSTAIN: JH).

V. STAFF UPDATES



Chelsea Blanchard, Staff Architect, stated the next BLC Business Hearing will take place at 6:00 PM, on February 11, 2025.

Joseph Cornish, Director of Design Review, announced that the Commissioners for the Monument Square Study Committee were sworn in.

Brad Walker, Chair, commented on the BLC social media efforts and wanted to know if Nicholas Armata, Senior Preservation Planner, would be available to present to the Commission.

VI. ADJOURN – 7:49 PM

COMMISSIONER HEYNE MOTIONED TO ADJOURN THE HEARING. COMMISSIONER BERADUCCI SECONDED THE MOTION. A VOICE VOTE WAS CALLED AND ALL COMMISSIONERS PRESENT VOTED IN FAVOR.