



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

FEBRUARY 25, 2025

I. DESIGN REVIEW SUBCOMMITTEE 4:00 PM

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

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

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).

4:05 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. There were no members of the press present.

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

APP # 25.0413 BLC - BOSTON CITY HALL

ADDRESS: 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: Maressa Perreault, Michael LeBlanc, and Eamon Shelton were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition



photographs, building sections, existing and proposed floor plans, rendering images, the existing and proposed material palettes, and an escalator conditions report.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of the comments received during Advisory Reviews, references to the Secretary of the Interior standards, energy code and accessibility requirements and the the City Hall study report, an overview of the accessibility challenges within City Hall, the current condition of the existing escalators, the proposed plans and details related to the installation of a new elevator, the two proposed design options for the new curtain wall, the proposed design and material of the proposed framed doors, the proposed plans to remove three sections of an existing curtain wall, the impact the proposed work would have on views of City Hall, the plans for a future waterproofing project, the proposed changes to the existing structural bays, the proposed plans and details related to the replacement of escalators with a stair, the dimensions of the escalator and structural bays, the proposed dimensions and material of the new stair, and the removal of transactions windows.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the location of the proposed elevator, whether constituents would be able to notice the new elevator without signage, whether signage could be added to direct constituents to the new elevator, the future waterproofing project and skylights, the proposed curtain wall designs, the proposed mullion pattern and glazing, and the plans and details relating to the removal of the existing escalators and the addition of a new stair.

PUBLIC COMMENT: Nicole Benjamin-Ma, a Boston Preservation Alliance representative, supported the landmark designation and the proposed work.

Liz Waytkus, Executive Director of Docomoma, offered recommendations for the proposed work.

Gary Wolf, spoke in support of the proposed work and offered recommendations for the proposal.

COMMISSIONER BERADUCCI RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- *To accept the muntin design coming down.*
- *To approve the removal of the escalators.*

That all final construction drawings and mock ups and materials be remanded to staff



- That the redundant exterior stair at level 4 and the courtyard be blocked off by either a chain or a metal gate during the waterproofing project.
- That Property Management confirms that the skylight over location of the old escalators where the new stair would be that the new skylight shall be uncovered and restored during the next Property Management renovation project, which includes waterproofing at the level 4 courtyard.

APP # 25.0603 BLC - WILLIAM LOYD GARRISON HOUSE
ADDRESS: 17 HIGHLAND PARK AVE, BOSTON, MA

Applicant: Patricia Tower

Proposed Work: The scope includes the repair or replacement of all siding, all carpentry trim details including the front porch, and all window sashes, but will also restore the original porch carpentry, rebuild the prior chimney cap, and remove the subsequent oriel window and sun porch.

PROJECT REPRESENTATIVES: Sr. Anne Mary Donovan and Rayford Law were the project representatives.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background on the history of the home, an overview of the alterations made to the property, the plans to restore the front porch and the original tripartite window, the dimensions of the existing railings, the plans to remove and replace the current railings, code requirements regarding railing heights, the plans to remove the Oriole Bay, the proposed new shutters, the plans to restore the chimney cap, and the plans and details regarding the replacement of all windows.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions, the proposed paint colors for the property, the possibility of restoring the existing front railing, the plans to restore portions of the roof, the proposed glazing and materials for the replacement windows, the possibility of adding retaining walls, the proposed dimensions for the new shutters, and the position of the shutters on the front facade.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERADUCCI RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.



- *That the paint color and other minor details be remanded to staff for final approval.*

**APP # 25.0604 BLC - FLOUR BAKERY AT BOSTON COMMON,
ADDRESS: 1B CHARLES STREET, BOSTON, MA**

Applicant: Michael Brucklier

Proposed Work: Remove non-historic plywood surrounding windows on the front facade and replace with windows approved in 2009. Add two lit roof top signs, similar in size to previous Earl of Sandwich rooftop signage. Add three awnings over front facade windows, similar to previous Earl of Sandwich awnings. Add acrylic lettering around the ledge of the building above windows, drilled to board that is then attached to the building. Add one vertical banner sign to the front facade of the building, to the left of the order window. Add four vinyl-coated signs to the recessed former windows on the back facade of the building. Add vinyl-coated menu sign to each side of the order-window at the front of the building (2 total menu signs).

PROJECT REPRESENTATIVES: Joanne Chang, Katherine Gardiner, Adam Knauer were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed rendering images, and proposed signage details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background information about Flour Bakery + Cafe, the location of the property in the Boston Common, an overview of the signage from the previous building occupants Earl of Sandwich, the proposed signage designs, materials, and dimensions, the method for installing new signage on the existing awnings, building, and roof, the proposed height of the rooftop signage, the previous rooftop signage height, whether new holes would be installed accommodate new signage and the visibility of the proposed work.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions, the proposed signage height, the proposed materials for the new signage, the plans and specifications for the proposed signage lighting, whether the signage would be illuminated during operational hours, whether lighting would be proposed under the awnings, whether the proposed signage is removed and would cause staining, the method of installation for the new signage.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERADUCCI RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.



- That the lighting level and color of the roof sign be reviewed by staff.
- That details related to the vinyl application mockup be reviewed by staff.
- That the building be cleaned once the vinyl is removed and once Flour vacates.
- That the applicant submit a structural verification letter for the side panels.
- That minor details including roof repair details be reviewed by staff.
- That the main support system for the rooftop letters be painted in a lighter gray color.

ADJOURN – 6:20 PM

II. BOSTON LANDMARKS COMMISSION BUSINESS HEARING

6:00 PM

COMMISSIONERS PRESENT: John Amodeo, David Berarducci, John Freeman, Jeffrey Gonyeau, Jeffrey Heyne, Kirsten Hoffman, Felicia Jacques, Lindsey Mac-Jones, Justine Orlando (Vice-Chair), Angela Ward-Hyatt.

COMMISSIONERS ABSENT: Celina Barrios-Millner, Christopher Hart, Senam Kumahia, Fadi Samaha, Brad Walker (Chair).

STAFF PRESENT: Staff Architect, Chelsea Blanchard; Director of Design Review, Joseph Cornish; & Assistant Survey Director, Dorothy Clark; Architectural Historian, Jennifer Gaugler; Director of the Office of Historic Preservation, Kathy Kottaridis; Interim BLC Executive Director, Alecxa Pinard; Preservation Assistant, Sarah Lawton.

CANTONESE INTERPRETER: Anna Tse.

6:27 PM: Commissioner Orlando 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, Allison Pultinas Fenway News, made herself known. State Senator Nick Collins, Angie, a representative from District Seven Boston City Councilor Tania Fernandes-Anderson's Office; Kevin O'Sullivan from At-Large City Councilor Erin Murphy's Office; and Bonnie, a representative from District Six Boston City Councilor Ben Webber's Office were also present.

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

APP # 25.0413 BLC - BOSTON CITY HALL
ADDRESS: 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: Maressa Perreault, Michael LeBlanc, and Eamon Shelton were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, building sections, existing and proposed floor plans, rendering images, the existing and proposed material palettes, and an escalator conditions report.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, a summary of the comments received during Advisory Reviews, references to the Secretary of the Interior standards, energy code and accessibility requirements and the the City Hall study report, an overview of the accessibility challenges within City Hall, the current condition of the existing escalators, the proposed plans and details related to the installation of a new elevator, the two proposed design options for the new curtain wall, the proposed design and material of the proposed framed doors, the proposed plans to remove three sections of an existing curtain wall, the impact the proposed work would have on views of City Hall, the plans for a future waterproofing project, the proposed changes to the existing structural bays, the proposed plans and details related to the replacement of escalators with a stair, the dimensions of the escalator and structural bays, the proposed dimensions and material of the new stair, and the removal of transactions windows.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the location of the proposed elevator, whether constituents would be able to notice the new elevator without signage, whether signage could be added to direct constituents to the new elevator, the future waterproofing project and skylights, the proposed curtain wall designs, the proposed mullion pattern and glazing, and the plans and details relating to the removal of the existing escalators and the addition of a new stair.

PUBLIC COMMENT: Nicole Benjamin-Ma, a Boston Preservation Alliance representative, supported the landmark designation and the proposed work.

Liz Waytkus, Executive Director of Docomoma, offered recommendations for the proposed work.

Gary Wolf, spoke in support of the proposed work and offered recommendations



for the proposal.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE APPLICATION WITH PROVIOS. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, DB, JF, JG, KH, FJ, LMJ, JO, AWH)(N: NONE) (ABS: NONE).

- To accept the muntin design coming down.
- To approve the removal of the escalators.
That all final construction drawings and mock ups and materials be remanded to staff
- *That the redundant exterior stair at level 4 and the courtyard be blocked off by either a chain or a metal gate during the waterproofing project.*
- *That Property Management confirms that the skylight over location of the old escalators where the new stair would be that the new skylight shall be uncovered and restored during the next Property Management renovation project, which includes waterproofing at the level 4 courtyard.*

APP # 25.0603 BLC - WILLIAM LOYD GARRISON HOUSE
ADDRESS: 17 HIGHLAND PARK AVE, BOSTON, MA

Applicant: Patricia Tower

Proposed Work: The scope includes the repair or replacement of all siding, all carpentry trim details including the front porch, and all window sashes, but will also restore the original porch carpentry, rebuild the prior chimney cap, and remove the subsequent oriel window and sun porch.

PROJECT REPRESENTATIVES: Sr. Anne Mary Donovan and Rayford Law were the project representatives.

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

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background on the history of the home, an overview of the alterations made to the property, the plans to restore the front porch and the original tripartite window, the dimensions of the existing railings, the plans to remove and replace the current railings, code requirements regarding railing heights, the plans to remove the Oriole Bay, the proposed new shutters, the plans to restore the chimney cap, and the plans and details regarding the replacement of all windows.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions, the proposed paint colors for the property, the possibility of



restoring the existing front railing, the plans to restore portions of the roof, the proposed glazing and materials for the replacement windows, the possibility of adding retaining walls, the proposed dimensions for the new shutters, and the position of the shutters on the front facade.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE APPLICATION WITH PROVIOS. COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: DB, JF, JG, JH, KH, FJ, LMJ, JO, AWH)(N: NONE) (ABS: NONE).

- *That the paint color and other minor details be remanded to staff for final approval.*

**APP # 25.0604 BLC - FLOUR BAKERY AT BOSTON COMMON,
ADDRESS: 1B CHARLES STREET, BOSTON, MA**

Applicant: Michael Brucklier

Proposed Work: Remove non-historic plywood surrounding windows on the front facade and replace with windows approved in 2009. Add two lit roof top signs, similar in size to previous Earl of Sandwich rooftop signage. Add three awnings over front facade windows, similar to previous Earl of Sandwich awnings. Add acrylic lettering around the ledge of the building above windows, drilled to board that is then attached to the building. Add one vertical banner sign to the front facade of the building, to the left of the order window. Add four vinyl-coated signs to the recessed former windows on the back facade of the building. Add vinyl-coated menu sign to each side of the order-window at the front of the building (2 total menu signs).

PROJECT REPRESENTATIVES: Joanne Chang, Katherine Gardiner, Adam Knauer were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed rendering images, and proposed signage details.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background information about Flour Bakery + Cafe, the location of the property in the Boston Common, an overview of the signage from the previous building occupants Earl of Sandwich, the proposed signage designs, materials, and dimensions, the method for installing new signage on the existing awnings, building, and roof, the proposed height of the rooftop signage, the previous rooftop signage height, whether new holes would be installed accommodate new signage and the visibility of the proposed work.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions, the proposed signage height, the proposed materials for the



new signage, the plans and specifications for the proposed signage lighting, whether the signage would be illuminated during operational hours, whether lighting would be proposed under the awnings, whether the proposed signage is removed and would cause staining, and the method of installation for the new signage.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE APPLICATION WITH PROVIOS. COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, DB, JF, JG, JH, KH, FJ, JO, AWH)(N: NONE) (ABS: NONE).

- That the lighting level and color of the roof sign be reviewed by staff.
- That details related to the vinyl application mockup be reviewed by staff.
- That the building be cleaned once the vinyl is removed and once Flour vacates.
- That the applicant submit a structural verification letter for the side panels.
- That minor details including roof repair details be reviewed by staff.
- That the main support system for the rooftop letters be painted in a lighter gray color.

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

III. ADMINISTRATIVE REVIEW/APPROVAL

25.0557 SB 10-12 CUMBERLAND STREET, BOSTON, MA - Repoint apex parapet wall in-kind.

23.0226 BLC BOSTON CITY HALL, 1 CITY HALL SQUARE, BOSTON, MA - Extend approval of HVAC system upgrades at roof that includes installation of air handling units and exposed trunk ductwork to January 26, 2026.

25.0580 BSR 17 BAY STATE ROAD, BOSTON, MA - At front facade, replace basement window in-kind.

25.0530 AB 1871-1875 COMMONWEALTH AVENUE, BOSTON, MA - On the Chestnut Hill Elevation; remove deteriorated sealant at water table over bay window at unit 5 and recaulk. Repair to original condition. East elevation-Repoint deteriorated masonry area under the chimney. Restore to original condition.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, DB, JF, JG, JH, FJ, LMJ, JO, AWH)(N: NONE) (ABS: NONE).



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

IV. PETITIONS, STUDY REPORTS, & DESIGNATIONS

MOAKLEY HOUSE, 1812 COLUMBIA ROAD, SOUTH BOSTON

Vote to Accept Study Report & Vote to Designate.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, front elevation drawing, and map drawing.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions and the proposed edits to the study report.

COMMISSIONER COMMENTS AND QUESTIONS: There were no Commissioner comments.

PUBLIC COMMENT: The Commission received the following written comments in support of the designation: a petition with 581 signatures in support of landmark designation, twenty-eight written comments and thirty-one emails in support of the designation, a letter from the Massachusetts Historical Commission in support of designation and a written comment from Caitlin Moakley Bricker the Grandniece of Joe and Evenly Moakly in support of the landmark designation.

The Commission received the following written comments in opposition: a petition with ninety-nine signatures in opposition to the landmark designation, eleven written comments and twenty-five emails in opposition to the designation, 100 emails were forwarded to our office from South Boston Liaison Lydia Polaski, and a letter of opposition was submitted by Anthony Pasiani.

Senator Nick Collins, spoke in opposition to the designation.

Kevin O Sullivan, a representative from Boston City Councilor Erin Murphy's office, spoke in opposition to the designation.

Richard Lynds, owner representative, spoke in opposition to the designation.

Brian Cloherty, owner, spoke in opposition to the designation.



Douglas Stefanov, owner representative, offered comments regarding the architectural significance of the property and spoke in opposition to the designation.

Bob Swirbalus, spoke in support of the designation.

Elizabeth Smith, spoke in support of the designation.

Christopher Hren, offered comments regarding the work of the BLC.

Robin Adams, spoke in support of the designation.

Will O'Hollaran, spoke in support of the designation.

Jonathan Sutton, spoke in support of the designation.

Jeremy Carter, spoke in support of the designation.

Alina Levine, spoke in support of the designation.

Julia Hebert, spoke in support of the designation.

Peter Alto, spoke in opposition to the designation.

Kathy Lafferty, spoke in opposition to the designation.

Lindsey Farina, spoke in opposition to the designation.

Jim Covenor, spoke in opposition to the designation.

Billy Doyle, spoke in opposition to the designation.

Nick Landry, spoke in opposition to the designation.

Joe Mensorley, spoke in opposition to the designation.

Tom McGrath, spoke in opposition to the designation.



Olga Markos, spoke in opposition to the designation.

George Cashman, spoke in opposition to the designation.

Bob Ferrara, spoke in opposition to the designation.

Michael Hayes, spoke in opposition to the designation.

Paul Sobchuck, spoke in opposition to the designation.

Brian Clogherty, spoke in opposition to the designation.

Maryadele Robinson, spoke in opposition to the designation.

Benjamin LaPointe, spoke in opposition to the designation.

Alex Hayes, spoke in opposition to the designation.

COMMISSIONER GONYEAU MOTIONED TO ACCEPT THE AMENDED STUDY REPORT. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 6-3-0 (Y: JA, JF, FJ, LMJ, JO, AWH)(N: DB, JH, JO) (ABS: NONE).

COMMISSIONER HEYNE MOTIONED TO DESIGNATE. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 0-9-0 (Y: NONE)(N: DB, JF, JG, JH, KH, FJ, LMJ, JO, AWH) (ABS: NONE).

PARKER STREET ROWHOUSES, 682, 684, 686, 688 PARKER ST, ROXBURY

Vote to accept the petition for further study.

PETITION REPRESENTATIVE: Jeff Cronin was the petition representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, aerial maps, and historic photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background information on the previous owners Issac Davis White, an overview of the building's construction and significant architectural features, and an overview of the alterations made to the building since construction.

COMMISSIONER COMMENTS AND QUESTIONS: There were no Commissioner comments.



PUBLIC COMMENT: There were no public comments.

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

PETITION #297.25 - 84-90 HARRISON AVE, CHINATOWN

Vote to upgrade survey rating & Vote to accept petition for further study.

PETITION REPRESENTATIVE: Karen Chen was the petition representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, historic photographs, aerial maps and floor plans.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background information about the Chinese Progressive Association, details about the current and previous building occupants, the location of the property, background information on the building architect, and an overview of the historical and architecturally significant features of the building,

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the address of the property and the 86 Harrison Avenue floor plans shown by the petitioners.

PUBLIC COMMENT: A letter was submitted to the Commission from Boston City Councilor Ed Flynn in support of the designation.

COMMISSIONER FREEMAN MOTIONED TO UPGRADE THE SURVEY RATING. COMMISSIONER JACQUES SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, DB, JF, JG, FJ, KH, LMJ, JO, AWH)(N: NONE) (ABS: NONE).

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

PETITION #298.25 - GLOBE THEATER BLOCK (7-15 BEACH ST, 680-684 WASHINGTON ST, 686-692 WASHINGTON ST, 694-702 WASHINGTON ST), CHINATOWN.

Vote to upgrade survey rating & Vote to accept petition for further study.



PETITION REPRESENTATIVE: Karen Chen was the petition representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, historic photographs, aerial maps and floor plans.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background information about the Chinese Progressive Association, the location of the properties, background information on the building architect, an overview of the architecturally significant features of the building, an historical overview about the Theater District and the buildings current and previous occupants,

COMMISSIONER COMMENTS AND QUESTIONS: There were no Commissioner comments.

PUBLIC COMMENT: A letter was submitted to the Commission from Boston City Councilor Ed Flynn in support of the petition for further study.

COMMISSIONER GONYEAU MOTIONED TO UPGRADE THE SURVEY RATING. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, DB, JF, JG, JH FJ, LMJ, JO, AWH)(N: NONE) (ABS: NONE).

COMMISSIONER HEYNE MOTIONED TO ACCEPT THE PETITION FOR FURTHER STUDY. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, DB, JF, KH, JH, FJ, LMJ, JO, AWH)(N: NONE) (ABS: NONE).

The Chair announced that the Commission would next review an Article 85 application.

V. ARTICLE 85 HEARING

ADDRESS: 19 KENTON STREET, JAMAICA PLAIN, BOSTON, MA

Applicant: List

This pending Landmark has been submitted for Article 85 Demolition Delay.

PROJECT REPRESENTATIVES: Joe Federico and Robert Mcneil were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs and aerial maps.

DISCUSSION TOPICS: Discussion topics included an overview of the existing



conditions, an overview of the historical and architecturally significant features of the property, and the proposed alternatives to demolition plans.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the zoning and open space requirements and the possibility of using the porch project from North Adams as precedent.

PUBLIC COMMENT: Twenty-two letters were submitted to the Commission in support of invoking a demolition delay. One letter was submitted in opposition to the demolition delay.

Michael Babcock, spoke in support of invoking a demolition delay.

Caliga, spoke in support of invoking a demolition delay.

Jennifer Uhrhane, spoke in support of invoking a demolition delay.

Rachel O'Connor, spoke in support of invoking a demolition delay.

Jan Wampler, spoke in support of invoking a demolition delay.

Nadia T, spoke in support of invoking a demolition delay.

Joy Silverstein, spoke in support of invoking a demolition delay.

Carolyn Kelley, spoke in support of invoking a demolition delay.

COMMISSIONER AMODEO MOTIONED TO INVOKE A DEMOLITION DELAY.

COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, DB, JF, JG, JH, FJ, LMJ, JO, AWH)(N: NONE) (ABS: NONE).

VI. HEARING MINUTES

The review and ratification of public hearing minutes from 1/28/2025 was postponed.

VII. STAFF UPDATES

There were no updates.



City of Boston
Landmarks Commission



City of Boston
Mayor Michelle Wu

VIII. ADJOURN – 10:10 PM