



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

FEBRUARY 27, 2024

COMMISSIONERS PRESENT: David Berarducci, Jeffrey Heyne, Angela Ward Hyatt, Justine Orlando.

COMMISSIONERS ABSENT: Felicia Jacques, Anne Renehan, Bradford Walker, Chris Hart, John Amodeo, Lynn Smiledge, Susan Goganian, Jeffrey Gonyeau, Kirsten Hoffman, John Freeman, Richard Henderson.

STAFF PRESENT: Staff Architect, Chelsea Blanchard; BLC Executive Director, Rosanne Foley; Director of Office of Historic Preservation, Murray Miller; 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).

4:01 PM: Commissioner Berarducci 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 the first Design Review application.

I. DESIGN REVIEW

APP # 24.0718 BLC

**ADDRESS: UPHAMS CORNER COMFORT STATION, COLUMBIA ROAD,
DORCHESTER**

Applicant: Historic Boston Inc, Lisa Lewis

Proposed Work: Building tenant, Comfort Kitchen restaurant, wishes to cover 2 existing patios to increase seating capacity for 3-4 seasons rather than just summer months.

PROJECT REPRESENTATIVES: Nate Fash, Olga Fash, and Lisa Lewis were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to install two new patio



covers over the existing patios.

DOCUMENTS PRESENTED: Documents presented included the existing condition site plan, existing condition images of the North and South Patio, existing condition images of the street view from the North and Southwest corners, the proposal and context section of the North and south Patio, North elevation drawings, 3D renderings of the interior & exterior, the material palette, drawings of the footing locations, proposed concrete footing diagram, cross-section drawings, interior floor plans, site plans.

DISCUSSION TOPICS: Discussion topics included the material of the proposed enclosure and roof, the existing condition of the South and North patios, the proposal to cover the South and North patio so they can be used for four seasons, an overview of the new additions, new additions will offer dining spaces protected from wind and precipitation, the additions encompass new patio covers and an enclosure, the drainage for the project is contained within the property and wouldn't shed water onto the bury ground, the new additions operable windows would provide ventilation in summer, the new patio roof slope wouldn't compete with the existing roof line and wouldn't imitate material or profile of the historic roof, the new roof additions are structurally independent from the historic building and burial ground wall, the new roof and enclosure recedes to allow visual breathing spaces between coveing and historic buildings, the structural strategy is not creating any attachments from the additional roof to the face of the existing structure, aim to maintain the sense of being indoors while also providing space outdoors, the visibility of the North patio from Columbia Road, the orientation of the beams helps provide shading for seating area in the summer, the new footing locations, the material of the foundations, existing views of the existing structures, theme to keep the feeling of the outdoors while providing an enclosure, the dimensions of the historic Dorcheser North Burying Ground walls, and proposed additions the method for heating the North and South patios, the proposed upholstery that has heating elements, an overview of the options to treat the end wall, an overview of the condition of the street and the noise level of the street, the report from the structural engineer that details the strength needed for the proposed work, the new roof and enclosure recede to allow visual breathing space between the existing and proposed structures.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: Commissioners expressed concern that the new additions are competing with the original building and, therefore, the proposed work makes it seem like they are developing a separate entity. Commissioners also expressed concern with the



height of the proposed additions. Commissioners also commented on the existing condition and location of the North and South patios, the height of the historic Dorchester North Burying Ground walls, the concept behind the three and four-season operations, whether the patio space will be heated, whether the large opening between the existing structure and the new roof cover would create a considerable draft alongside a solid wall, whether there was a method to provide customers with wind protection, whether the structural engineer has deemed this project tangible, whether there are columns in the proposal, the proposed operable windows, whether the windows were airtight and can withstand weather conditions.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERARDUCCI MOVED TO RECOMMEND THIS APPLICATION BE CONTINUED.

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

ADVISORY REVIEW

APP # 24.0729 BLC

ADDRESS: 2080 WASHINGTON STREET, ROXBURY

Applicant: Mark Sereda

Proposed Work: The plan is to restore the existing building and build an addition on the existing foundation. In addition, an enclosed stair and two areaways to bring light into the basement. The project will be for use as dance studios and will incorporate a visual art gallery.

PROJECT REPRESENTATIVES: Mark Sereda was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposed work to restore an existing building and add new additions to the existing foundation.

DOCUMENTS PRESENTED: Documents presented included existing condition images, historical photographs, proposed site plan, the basement, first-floor, and second-floor plans, exterior stairs, elevations of enclosed exterior stairs, and schematic design drawings.

DISCUSSION TOPICS: Discussion topics included an overview of the existing condition of the building, the damage the existing structure sustained after a fire, the proposal to restore the first floor to its original condition, and the original features of the building, the double hung windows that are six over six, the exterior



steel staircase, where the building overlooks the burying ground, the intent to reuse the existing foundation, an overview of the new additions, the plans to create a mural on a building section, whether an artist or media type has been selected, the material for the proposed additions, the mechanical systems, the landscape plan, accessibility and plans for an elevator, major developments that are occurring on the site.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: an overview of the parts of the building that are being removed and refurbished, the material of the proposed and existing structure, a reference to major developments taking place on the site, whether the existing windows are new or refurbished, window replacement plan, material for proposed windows, window type, whether the applicant will restore the existing masonry, the plans to use the existing foundation. Commissioners offered comments supporting the window designs and the lack of windows on the facade facing the burial ground. Commissioners expressed concern with the proposed gray facade and stated that this project has an opportunity to design a facade that complements the existing building.

PUBLIC COMMENT: There was no public comment.

ADJOURN – 5:36 PM

II. BUSINESS HEARING

COMMISSIONERS PRESENT: *David Berarducci, John Amodeo, Lynn Smiledge, Susan Goganian, Jeffrey Gonyeau, Jeffrey Heyne, Angela Ward Hyatt, Justine Orlando, Kirsten Hoffman, John Freeman, Richard Henderson.*

COMMISSIONERS ABSENT: *Felicia Jacques, Anne Renehan, Bradford Walker, Chris Hart.*

STAFF PRESENT: *Staff Architect, Chelsea Blanchard; 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.*

6:00 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. 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 # 24.0718 BLC

ADDRESS: UPHAMS CORNER COMFORT STATION, COLUMBIA ROAD, DORCHESTER

Applicant: List

Proposed Work: Building tenant, Comfort Kitchen restaurant, wishes to cover 2 existing patios to increase seating capacity for 3-4 seasons rather than just summer months.

PROJECT REPRESENTATIVES: Nate Fash, Olga Fash, and Lisa Lewis were the project representatives. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to install two new patio covers over the existing patios.

DOCUMENTS PRESENTED: Documents presented included the existing condition site plan, existing condition images of the North and South Patio, existing condition images of the street view from the North and Southwest corners, the proposal and context section of the North and south Patio, North elevation drawings, 3D renderings of the interior & exterior, the material palette, drawings of the footing locations, proposed concrete footing diagram, cross-section drawings, interior floor plans, site plans.

DISCUSSION TOPICS: Discussion topics included the material of the proposed enclosure and roof, the existing condition of the South and North patios, the proposal to cover the South and North patio so they can be used for four seasons, an overview of the new additions, new additions will offer dining spaces protected from wind and precipitation, the additions encompass new patio covers and an enclosure, the drainage for the project is contained within the property and wouldn't shed water onto the bury ground, the new additions operable windows would provide ventilation in summer, the new patio roof slope wouldn't compete with the existing roof line and wouldn't imitate material or profile of the historic roof, the new roof additions are structurally independent from the historic building and burial ground wall, the new roof and enclosure recedes to allow visual breathing spaces between coveing and historic buildings, the structural strategy is not creating any attachments from the additional roof to the face of the existing



structure, aim to maintain the sense of being indoors while also providing space outdoors, the visibility of the North patio from Columbia Road, the orientation of the beams helps provide shading for seating area in the summer, the new footing locations, the material of the foundations, existing views of the existing structures, theme to keep the feeling of the outdoors while providing an enclosure, the dimensions of the historic Dorchester North Burying Ground walls, and proposed additions the method for heating the North and South patios, the proposed upholstery that has heating elements, an overview of the options to treat the end wall, an overview of the condition of the street and the noise level of the street, the report from the structural engineer that details the strength needed for the proposed work, the new roof and enclosure recede to allow visual breathing space between the existing and proposed structures.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: installing a new covering to provide outdoor seating and an overview of the proposed enclosure and roof covering. Commissioners also mentioned that the proposal still needs to be worked out and that the design overwhelms the existing structures. Commissioner Beraducci also noted that the Design Review hearing recommended that this application be continued to gather more information about the dimensions of new additions and lighting details.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER BERARDUCCI MOTIONED TO FOR A CONTINUE THE APPLICATION. COMMISSIONER SMILEDGE SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JOHN FREEMAN,JUSTINE ORLANDO, LYNN SMILEDGE, SUSAN GOGANIAN, DAVID BERARDUCCI, LINDSAY MAC-JONES, KIRSTEN HOFFMAN, JOHN AMODEO)(N: NONE)(ABS: NONE).

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

ADVISORY REVIEW

APP # 24.0729 BLC

ADDRESS: 2080 WASHINGTON STREET, ROXBURY

Applicant: List

Proposed Work: The plan is to restore the existing building and build an addition on the existing foundation. In addition, an enclosed stair and two areaways to bring light into the



basement. The project will be for use as dance studios and will incorporate a visual art gallery.

PROJECT REPRESENTATIVES: Mark Sereda was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposed work to restore an existing building and add new additions to the existing foundation.

DOCUMENTS PRESENTED: Documents presented included existing condition images, historical photographs, proposed site plan, the basement, first-floor, and second-floor plans, exterior stairs, elevations of enclosed exterior stairs, and schematic design drawings.

DISCUSSION TOPICS: Discussion topics included an overview of the existing condition of the building, the damage the existing structure sustained after a fire, the proposal to restore the first floor to its original condition, and the original features of the building, the double hung windows that are six over six, the exterior steel staircase, where the building overlooks the burying ground, the intent to reuse the existing foundation, an overview of the new additions, the plans to create a mural on a building section, whether an artist or media type has been selected, the material for the proposed additions, the mechanical systems, the landscape plan, accessibility and plans for an elevator, major developments that are occurring on the site.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: the applicant's intent to restore the main building, the changes occurring in the rear elevation, the contemporary changes on the interior and exterior, and a reference to other major developments on site. Commissioners also commented that they approved of the direction of the proposal and are looking forward to further collaboration. Commissioner Beraducci also mentioned that there was no recommendation or vote because it was an Advisory Review item.

PUBLIC COMMENT: There was no public comment.

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

III. ADMINISTRATIVE REVIEW/ APPROVAL

24.0674 BLC - 537 WASHINGTON STREET, DOWNTOWN



The project is related to the updating of signs with the Citizens Bank Logo, representing the theater's sponsor, to the new Citizens Logo consistent with the current branding.

24.0684 BLC - 125 BOYLSTON STREET, DOWNTOWN

Repair and stabilization of 15 underground burial tombs at Central Burying Ground, 125 Boylston Street.

24.0705 BLC - 1 COURT STREET, DOWNTOWN

Suffolk University is seeking to change the previously approved window decals on our cafe at 1 Court Street to reflect the new partnership with Sal's Pizza. Sal's Pizza is now operating in the Cafe.

24.0723 BLC - 401 PARK DRIVE, FENWAY

Install new interior vestibule with new exterior door at the glass building housing Trillium Brewing.

24.0727 BLC - 665 HUNTINGTON AVENUE, FENWAY

AT&T modifications include replacing (6) antennas, adding (3) antennas, replacing (6) RRUs, removing (3) RRUs, replacing (3) surge arrestors, adding (3) DC cables, and adding (3) fiber cables in the existing equipment.

24.0731 BLC - 121 HIGH STREET, RICHARDSON BLOCK, CENTRAL BUSINESS DISTRICT, MA

Replace an existing single ply membrane roof system and wood roof deck on an existing low slope roof. Work is not visible from a public way. Affects 4 of the building roofs within the landmark.

24.0747 BLC - 700 BOYLSTON STREET, BOSTON PUBLIC LIBRARY, COPLEY SQUARE

Partial depth concrete slab repairs at loading dock. Trench drain replacement and slab on grade removal and replacement at entrance of the loading dock. Waterproofing at the slab at loading dock.

23.0466 BLC - 351 BOYLSTON STREET, BOSTON PUBLIC GARDEN, DOWNTOWN



A small cell/DAS node on Boylston Street, near the intersection of Boylston and Arlington Streets (on the public garden side) installed in a base cabinet pole design. (A change, from a previous BLC approval in order to allow two companies to use the pole and avoid an additional piece of equipment in the congested area of the sidewalk.)

24.0703 BLC - 401 PARK DRIVE, THE FENWAY

ARE-MA Region No. 111, LLC (ARE) is the owner of 401 Park Drive, Boston, otherwise known as Landmark Center. ARE is planning a rehabilitation of the building exterior including masonry repair of the tower and window replacement throughout the building with units that match the existing windows as much as possible in appearance, configuration, and profile.

COMMISSIONER BERARDUCCI MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JOHN FREEMAN, SUE GOGANIAN, DAVID BERADUCCI, LYNN SMILEDGE, LINDSAY MAC-JONES, JEFFERY HEYNE, ANGELA WARD-HYATT, JUSTINE ORLANDO)(N:NONE)(ABS: NONE).

IV. PETITIONS, STUDY REPORTS, & DESIGNATIONS

#219.06 - #220.06 PUTNAM NAIL COMPANY GEORGE LAWLEY & SON SHIPYARD STUDY REPORT HEARING

The study report was posted on February 7, 2024.

PROJECT REPRESENTATIVES: Richard Lynds was the owner's representative.

COMMISSIONER COMMENTS AND QUESTIONS: There were no Commissioner comments.

PUBLIC COMMENT: During the public comment period, Richard Lynds, asked questions about the typo within the agenda because of the typo would the public comment period be extended?

Co-Chair Justine Orlando extended the public comment period to March 22, 2024.

#225.16 BLUE CROSS BLUE SHIELD BUILDING 133 FEDERAL STREET DESIGNATION HEARING



Two votes: Accept Amendments to Study Report; Designation.

PROJECT REPRESENTATIVES: Matthew Kiefer was the owner's representative.

COMMISSIONER COMMENTS AND QUESTIONS: There were no Commissioner comments.

PUBLIC COMMENT: During the public comment period, Matthew Kiefer, spoke in support of the designation and mentioned the owners are still deciding whether the building will remain an office building or convert to residential.

COMMISSIONER GOGANIAN MOTIONED TO ACCEPT AMENDMENTS TO THE STUDY REPORT. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JOHN FREEMAN, JUSTINE ORLANDO, LYNN SMILEDGE, SUSAN GOGANIAN, KIRSTEN HOFFMAN, JOHN AMODEO, JEFFERY HEYNE, RICHARD HENDERSON)(N: NONE)(ABS: NONE).

COMMISSIONER SMILEDGE MOTIONED TO DESIGNATE. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JOHN FREEMAN, JUSTINE ORLANDO, LYNN SMILEDGE, SUSAN GOGANIAN, RICHARD HENDERSON, ANGELA WARD-HYATT, LINDSAY MAC-JONES, KIRSTEN HOFFMAN)(N: NONE)(ABS: NONE).

#134.00 HUTCHINSON BUILDING FEEDBACK HEARING

Two votes: Accept Amendments to Study Report; Designation.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner Comment and discussion period, the following topics were discussed in greater detail: an overview of the Boston Landmarks Commission procedure regarding emergency repairs. Commissioners also noted that once the building is designated as a landmark it would receive protection from potential damage caused by neighboring developments. Commissioners also stated that the study report is not a suitable place to add comments about specific building protections.

PUBLIC COMMENT: During the public comment period, James Greene, an attorney, offered comments on behalf of the La Grassa family. James's remarks concern the emergency repair section of the study report and recommended changes be made to the study report to address emergency repairs.



COMMISSIONER FREEMAN MOTIONED TO ACCEPT AMENDMENTS TO THE STUDY REPORT. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JOHN FREEMAN, JUSTINE ORLANDO, LYNN SMILEDGE, SUSAN GOGANIAN, RICHARD HENDERSON, JOHN AMODEO, JEFFERY HEYNE, ANGELA WARD-HYATT)(N: NONE)(ABS: NONE).

COMMISSIONER FREEMAN MOTIONED TO DESIGNATE. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JOHN FREEMAN, JUSTINE ORLANDO, LYNN SMILEDGE, SUSAN GOGANIAN, RICHARD HENDERSON, LINDSAY MAC-JONES, KIRSTEN HOFFMAN, JOHN AMODEO); (N: NONE); (ABS: NONE).

V. ARTICLE 85 APPLICATIONS

APP # D.24.0049

ADDRESS: 33 Pearl Street, Dorchester, MA 02125

Applicant: Patrick Mulligan

Owner: Patricia McDonald

Proposed Work: Review of proposed demolition of 33 Pearl Street

PROJECT REPRESENTATIVES: Patrick Mulligan was the project representative. They presented the proposed scope of work to the Commission, which includes an overview of the proposal to demolish a building at 33 Pearl Street.

DOCUMENTS PRESENTED: Documents presented included existing condition images, aerial photographs, rear and side elevations, front elevation drawings, existing and proposed site plan drawings for alternative option one and two, 3D rendering of the proposed design, zoning charts,

DISCUSSION TOPICS: Discussion topics included an overview of the historical significance of the building, an overview of the history of the owners, MACRIS survey form details, an overview of the history of the surrounding area, architectural development of buildings within the region, the architectural style of the building and an overview of its features; there is no structural threat of the existing structure, the criteria for demolition delay, other greek revival properties in the surrounding area, historical characteristics of the building and neighborhood, an overview of community feedback on the proposal from the abutters in the neighborhood, recommendations from the abutters and neighborhood, the community issues with the alternative options, the feasibility of alternative options, applicants issues with the proposed alternative options, the proposed design, ownership issues.

COMMISSIONER COMMENTS AND QUESTIONS: During the Commissioner



Comment and discussion period, the following topics were discussed in greater detail: BPDA Design Review, the streetscape, whether the carriage house was a part of the demolition delay, whether the proposed design could be moved closer to the street, the ownership and purchase history, whether the applicant could redesign the proposal, whether there was a pending sale for the property, and ownership issues. Commissioners offered comments in support of the demolition delay as there are buildings from this time period that have been demolished.

Commissioners also noted that the original building contributes to the unique character of Dorchester and that the presence of carriage house and main building are important. Commissioners also talked about the Article 85 process and expressed the challenges with current procedures outlined in Article 85 - not realistic to return to the drawing board. The neighborhood seems enthusiastic about the proposal. In 12 months the owner could go back to the drawing board but that's not their intent.

PUBLIC COMMENT: During the public comment period, (List name) spoke in support/ opposition to the proposed work (include for each commenter). (If there were too many commenters to list individually, note the number of comments in favor and in opposition. Also note any constituent letters or emails.)

Earl Taylor - offered information regarding the historical significance and recommended that the BLC imposed a demolition delay.

COMMISSIONER GOGANIAN MOTIONED TO INVOKE A DEMOLITION DELAY FOR THE APPLICATION. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 8-0-0 (Y: JOHN FREEMAN, RICHARD HENDERSON, SUSAN GOGANIAN, LYNN SMILEDGE, LINDSAY MAC-JONES, JEFFERY HEYNE, ANGELA WARD-HYATT, JUSTINE ORLANDO)(N: NONE)(ABS: NONE).

THERE WAS NO MOTION TO WAIVE THE DEMOLITION DELAY.

VI. RATIFICATION OF HEARING/ MEETING MINUTES

Review and ratification of Public Hearing Minutes from 01/23/24 will be voted upon at the next BLC hearing on March 12, 2024.

VII. STAFF UPDATES

Chelsea Blanchard, *Staff Architect*, stated the next BLC business hearing will take place at 6:00 pm, on March 12, 2024. The White Stadium Subcommittee meeting will be held virtually on March 11, 2024 from 12:00-2:00 PM.



Commissioner Lynn Smiledge, offered comments about her participation in the Commemoration Commission. Also, providing Commissioners with an overview of the Commemoration Commission ordinance and the plans they are responsible for creating in preparation for Boston's 250th and 400th anniversary. Commissioner Smiledge also expressed concerns about situations where there has been interference with the BLC reviewal process.

Commissioner Richard Henderson, had a question about the White Stadium Subcommittee meeting.

Co-Chair Justine Orlando, had a question about changes to the White Stadium proposal and when it would be made available to the Commissioners and the public.

Commissioner John Amodeo, had a question about the White Stadium project.

VIII. ADJOURN – 8:13 PM

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