



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

MARCH 11, 2025

Approved March 25, 2025

I. BOSTON LANDMARKS COMMISSION BUSINESS HEARING 6:00 PM

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

COMMISSIONERS ABSENT: David Berarducci and Sue Goganian.

STAFF PRESENT: Preservation Project Manager, Gabriela Amore; 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; Preservation Assistant, Sarah Lawton; Deputy Director of the Office of Historic Preservation, Elizabeth Sherva.

6:02 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, from Fenway News made herself known.

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

II. POLICIES, PETITIONS, STUDY REPORTS, & DESIGNATIONS

BLC POLICY REVISION & PUBLICATION ON BLC WEBSITE

Survey Rating Policy Revision & Vote to accept the revisions and the publication of the policy.

DISCUSSION TOPICS: Discussion topics included an overview of the previous



version of BLC policies and a summary of the recommended changes and corrections made to the BLC survey rating policy.

COMMISSIONER COMMENTS AND QUESTIONS: There were no Commissioner comments.

PUBLIC COMMENT: There were no public comments.

COMMISSIONER ORLANDO MOTIONED TO ACCEPT THE SURVEY RATING POLICY. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: CBM, JF, KH, FJ, SK, LMJ, JO, FS, BW) (N: NONE) (ABS: NONE).

COMMISSIONER WARD HYATT JOINED THE MEETING.

38 SPRING PARK AVE, JAMAICA PLAIN

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

PETITION REPRESENTATIVE: Lisa Lewis was the representative.

DOCUMENTS PRESENTED: Documents presented included historic photographs and existing condition photographs of the interior and exterior.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, background information on the building architect and designer James Murray, a summary of the history and contributions of the property's previous owners, the Williams family, the historically and architecturally significant details of the property, the significance of the property to the neighborhood, details about the current survey rating and the recommended survey rating upgrade, the construction taking place at the property, the proposed development plans for the building.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed other properties designed by James Murray in Boston, the current and recommended survey rating, and the building's architectural style.

PUBLIC COMMENT: A written comment was submitted by the owner Kwesi Acquaaah which stated that the petition included misleading information.

COMMISSIONER HEYNE MOTIONED TO ACCEPT THE SURVEY RATING. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, JF, JG, CH, FJ, SK, JO, FS, BW) (N: NONE) (ABS: NONE).



COMMISSIONER HART MOTIONED TO ACCEPT THE PETITION. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: JA, JF, JG, CH, FJ, SK, JO, FS, BW) (N: NONE) (ABS: NONE).

318 METROPOLITAN AVENUE, ROSLINDALE

Vote to designate & Vote to accept the study report.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the petition and study report processes, the definition of the landmark, and an overview of the historic and architectural significance of the property.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners spoke in support of the landmark petition, study report, and designation.

PUBLIC COMMENT: Adam Shutes, property owner, spoke in support of the designation.

Vissia Viglietta, property owner, spoke in support of the designation.

Liz Graham-Meredith, spoke in support of the designation.

COMMISSIONER KUMAHIA MOTIONED TO ACCEPT THE STUDY REPORT. COMMISSIONER FREEMAN SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: CBM, JF, JH, FJ, SK, LMJ, JO, FS, BW) (N: NONE) (ABS: NONE).

COMMISSIONER FREEMAN MOTIONED TO DESIGNATE. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 9-0-0 (Y: CBM, JF, JH, FJ, SK, LMJ, JO, FS, BW) (N: NONE) (ABS: NONE).

III. HEARING MINUTES

Review and ratification of Public Hearing Minutes from 1/28/25 .

COMMISSIONER ORLANDO MOTIONED TO APPROVE THE MINUTES. COMMISSIONER GONYEAU SECONDED THE MOTION. THE VOTE WAS 7-0-2 (Y: JA, JF, JG, FJ, JO, FS, BW) (N: NONE) (ABS: CH, SK).



Review and ratification of Public Hearing Minutes from 2/25/25.

COMMISSIONER ORLANDO MOTIONED TO APPROVE THE MINUTES.

COMMISSIONER GONYEAU SECONDED THE MOTION. THE VOTE WAS 6-0-3 (Y: JF, JH, FJ, LMJ, JO, FS) (N: NONE) (ABS: CBM, SK, BW).

IV. STAFF UPDATES

Chelsea Blanchard, Staff Architect, reminder that a brief BLC Commissioner training session would happen after the hearing.

V. ADJOURN – 7:18 PM

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