



**BOSTON LANDMARKS COMMISSION
PUBLIC HEARING MINUTES**

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

MARCH 25, 2025

I. DESIGN REVIEW SUBCOMMITTEE

4:00 PM

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

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, 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; Deputy Director of the Office of Historic Preservation, Elizabeth Sherva.

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. There were no members of the press present.

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

APP # 25.0414 BLC

ADDRESS: 21 DAVID G MUGAR WAY

Applicant: Raul Silva

Proposed Work: Roof replacement and installation of new solar panels at Community Boating Boathouse located within DCR's Boston Esplanade.

PROJECT REPRESENTATIVES: (no applicant present?) the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition



photographs, proposed elevation drawings, solar panel details, renderings, and proposed site plans.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of the agencies involved in the project, the proposed location of the solar panels, the mounting details for the panels, the visibility of the panels from Sturrow Drive and the Esplanade, which areas of the roof would receive the most sunlight, and the position of the panels on the roof.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the Esplanade study report, the orientation of the sun and which areas of the roof would receive the most sunlight, whether the proposed panels could be primarily on one side of the roof rather than both, whether the panels were pitched upwards, mounting details, and the proposed locations of the panels on the roof.

PUBLIC COMMENT: Ali Badrigian, spoke in support of the proposed project.

Christopher Scovel, offered comments about the building architect William Roger Greeley.

COMMISSIONER BERADUCCI RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- *That staff will ask the applicant to consider panels on flat roof boat shed and confirm the panels are not on inclined mounts and then submit them to staff for final approval.*

APP # 25.0690 BLC

ADDRESS: 3-11 SCHOOL STREET

Applicant: Lisa Lewis

Proposed Work: Replace street-facing upper story non-historic windows for all buildings and box bay windows at 283 School Street; repair masonry where needed; replace an existing window at 11 School Street with a door with loading platform as seen in historic photos; recreate historic corner sign.

PROJECT REPRESENTATIVES: Lisa Lewis and Christopher Scovel were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, historic photographs, elevation drawings, and proposed window specifications.

DISCUSSION TOPICS: Discussion topics included an overview of the existing



conditions, context regarding the phases of the rehabilitation project for the Old Corner Book Store, a summary of recommendations received during an Advisory meeting with staff, the proposed window materials, the visibility of the proposed work, the proposed plans to replace the existing street-facing upper story windows, the box bay windows, and the proposed interpretive signs, plans to restore the masonry, the window configurations for 3, 5, 7, and 11 School Street during the eighteenth century, the proposed window configurations, size and materials 3-11 School Street, the proposed plans for the new loading door, the existing and proposed signage standards for tenants.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions of the upper-level windows, the material, paint color, glazing, and configuration of the proposed windows and frames, the visible sight lines on the proposed window, whether a mockup and glass material samples could be submitted for approval, whether a sign band could be reintroduced across the top of the first floor, the plans and details for the new loading door, and an overview of the history that will be inscribed on new signage.

PUBLIC COMMENT: Henry Moss, offered comments regarding the replacement windows.

COMMISSIONER WALKER RECOMMENDED TO APPROVE THE APPLICATION WITH PROVISOS.

- *That the applicant to return with an alternate corner sign design including text.*
- *That the final paint colors and formulations be submitted to staff.*
- *The the exterior metal guard at upper level hoistway door be deleted and that the door will either be fixed or make other safety provisions*
- *Review final paint colors and formulations with staff*

ADJOURN – 6:00 PM



II. BOSTON LANDMARKS COMMISSION BUSINESS HEARING

6:00 PM

COMMISSIONERS PRESENT: John Amodeo, Celina Barrios-Millner, David Berarducci, John Freeman, Jeffrey Gonyeau, Christopher Hart, Jeffrey Heyne, Justine Orlando (Vice-Chair), Brad Walker (Chair), Angela Ward-Hyatt.

COMMISSIONERS ABSENT: Kirsten Hoffman, Felicia Jacques, Senam Kumahia, Lindsey Mac-Jones, Fadi Samaha.

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; and Deputy Director of the Office of Historic Preservation, Elizabeth Sherva.

6:05 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 Allison Pultinas from the Fenway News made herself known.

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

APP # 25.0414 BLC

ADDRESS: 21 DAVID G MUGAR WAY

Applicant: Raul Silva

Proposed Work: Roof replacement and installation of new solar panels at Community Boating Boathouse located within DCR's Boston Esplanade.

PROJECT REPRESENTATIVES: (no applicant present?) the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, proposed elevation drawings, solar panel details, renderings, and proposed site plans.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, an overview of the agencies involved in the project, the proposed location of the solar panels, the mounting details for the panels, the visibility of the panels from Sturrow Drive and the Esplanade, which areas of the roof would receive



the most sunlight, and the position of the panels on the roof.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the Esplanade study report, the orientation of the sun and which areas of the roof would receive the most sunlight, whether the proposed panels could be primarily on one side of the roof rather than both, whether the panels were pitched upwards, mounting details, and the proposed locations of the panels on the roof.

PUBLIC COMMENT: Ali Badrigian, spoke in support of the proposed project.

Christopher Scovel, offered comments about the building architect William Roger Greeley.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JA, DB, JF, JH, JO, BW, AWH) (N: NONE) (ABS: NONE).

- *That staff will ask the applicant to consider panels on flat roof boat shed and confirm the panels are not on inclined mounts and then submit them to staff for final approval.*

APP # 25.0690 BLC

ADDRESS: 3-11 SCHOOL STREET

Applicant: Lisa Lewis

Proposed Work: Replace street-facing upper story non-historic windows for all buildings and box bay windows at 283 School Street; repair masonry where needed; replace an existing window at 11 School Street with a door with loading platform as seen in historic photos; recreate historic corner sign.

PROJECT REPRESENTATIVES: Lisa Lewis and Christopher Scovel were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, historic photographs, elevation drawings, and proposed window specifications.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, context regarding the phases of the rehabilitation project for the Old Corner Book Store, a summary of recommendations received during an Advisory meeting with staff, the proposed window materials, the visibility of the proposed work, the proposed plans to replace the existing street-facing upper story windows, the box bay windows, and the proposed interpretive signs, plans to restore the



masonry, the window configurations for 3,5, 7, and 11 School Street during the eighteenth century, the proposed window configurations, size and materials 3-11 School Street, the proposed plans for the new loading door, the existing and proposed signage standards for tenants.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the existing conditions of the upper-level windows, the material, paint color, glazing, and configuration of the proposed windows and frames, the visible sight lines on the proposed window, whether a mockup and glass material samples could be submitted for approval, whether a sign band could be reintroduced across the top of the first floor, the plans and details for the new loading door, and an overview of the history that will be inscribed on new signage.

PUBLIC COMMENT: Henry Moss, offered comments regarding the replacement windows.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE APPLICATION WITH PROVISOS. COMMISSIONER AMODEO SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JA, DB, JF, JH, JO, BW, AWH) (N: NONE) (ABS: NONE).

- *That the applicant to return with an alternate corner sign design including text.*
- *That the final paint colors and formulations be submitted to staff for review.*
- *Delete exterior metal guard at upper level hoistway door. Fix door or make other safety provisions.*

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.

25.0685 BLC - 310 WASHINGTON ST - Includes repair of existing building enclosure components to address recurring water leakage into the basement level of the Old South Meeting House at the south side of the building along Milk Street.

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.



25.0691 BLC 12 SOUTH STREET - Historically appropriate wall covering and paint will be applied in the Southeast Hall and adjacent bathroom.

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-Repaint deteriorated masonry area under the chimney. Restore to original condition.

COMMISSIONER BERADUCCI MOTIONED TO APPROVE THE ADMINISTRATIVE REVIEW ITEMS. COMMISSIONER ORLANDO SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JA, DB, JF, JG, JO, BW, AWH) (N: NONE) (ABS: NONE).

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

COMMISSIONER BARRIOS-MILNER & COMMISSIONER HART JOINED THE MEETING.

COMMISSIONER FREEMAN LEFT THE MEETING.

IV. ARTICLE 85 HEARING

APP # 25.0155

ADDRESS: 1812 COLUMBIA ROAD SOUTH BOSTON, MA 02127

Commission vote to invoke or not invoke the Article 85 Demolition Delay.

PROJECT REPRESENTATIVES: Richard Lynds and Douglas Stefanov were the project representatives.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs.

DISCUSSION TOPICS: Discussion topics included an overview of the existing conditions, the historical and architectural significance of the building, the proposed plans for demolition, the proposed plans to rebuild a climate resilient building, and the Commission's decision to not designate the property as a city landmark.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the criteria for determining if a property is eligible for demolition. They clarified that although the property was not designated a landmark, this did not mean it was not historically significant.



PUBLIC COMMENT: Elizabeth Smith, spoke in support of the demolition delay.

Maureen Collins, spoke in opposition to the demolition delay.

Lindsey Farina, spoke in opposition to the demolition delay.

Robin Adams, offered comments regarding the demolition application and spoke in support of the demolition delay.

Allan Smith, spoke in support of the demolition delay.

Alina Levine, spoke in support of the demolition delay.

Paul Sobchuk, spoke in opposition to the demolition delay.

Christopher Hren, spoke in support of the demolition delay.

Donna Rans, spoke in opposition to the demolition delay.

Bob Swirbalus, spoke in support of the demolition delay.

Joe McSorley, spoke in opposition to the demolition delay.

Cathy Jerome, spoke in opposition to the demolition delay.

Mike Kenealley, spoke in opposition to the demolition delay.

Billy Doyle, spoke in opposition to the demolition delay.

Gerald O Connell, spoke in opposition to the demolition delay.

Jim Coven, spoke in opposition to the demolition delay.

Thomas McGrath, spoke in opposition to the demolition delay.

Luanne O Connor, spoke in support of the demolition delay.

Thirty-six written comments were submitted in support of invoking the demolition delay and two against the demolition delay.



COMMISSIONER HEYNE MOTIONED TO INVOKE THE DEMOLITION DELAY. COMMISSIONER GONYEAU SECONDED THE MOTION. THE VOTE WAS 2-5-0 (Y: JA, JG) (N: DB, JH, JO, BW, AWH) (ABS: NONE).

V. ADVISORY REVIEW

APP # 25.0689 BLC

ADDRESS: 1 CITY HALL SQUARE, BOSTON, MA

Applicant: Junior Tatis-Zapata

Proposed Work: The project involves the lowering of three (3) transaction counters to accommodate the construction of ADA-compliant transactional counters. In addition, new furniture, including benching and counters, will be installed. The goal of this work is to enhance the second-floor public transaction area while ensuring accessible counters available for all constituents.

PROJECT REPRESENTATIVES: Maressa Perreault was the project representative.

DOCUMENTS PRESENTED: Documents presented included existing condition photographs, building section drawings, proposed floor plans, and proposed window transaction details.

DISCUSSION TOPICS: Discussion topics included an overview of existing conditions, the plans, and details for the new elevator, the removal of the existing escalators, the plans and specifications for the new transaction windows, the height and material of the existing and proposed transaction windows and counters, the material and locations of the existing and proposed furniture.

COMMISSIONER COMMENTS AND QUESTIONS: Commissioners discussed the material of the existing and proposed transaction counters, details regarding the proposed security bar for the transaction counters, the height of the existing and proposed counters, whether the proposed transaction counters could be pulled forward.

PUBLIC COMMENT: Andrea Patton, offered comments regarding the design of the new transaction counters and spoke in support of the proposed accessibility changes.

Eamon Shelton, spoke in support of the proposed work.

VI. HEARING MINUTES



Review and ratification of Public Hearing Minutes from 3/11/25 .

**COMMISSIONER ORLANDO MOTIONED TO APPROVE THE MINUTES.
COMMISSIONER HEYNE SECONDED THE MOTION. THE VOTE WAS 7-0-0 (Y: JA,
CBM, DB, JG, JH, JO, BW) (N: NONE) (ABS: NONE).**

VII. STAFF UPDATES

Chelsea Blanchard, Staff Architect, stated that the next BLC Hearing will take place on April 8 and 20, 2025. Also, the ability to host virtual meetings has been extended to June 30, 2027.

VIII. ADJOURN – 7: 52 PM

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